



BuildPerception

RESIDENTIAL PROPERTY

Building Survey



RPSATM
Residential Property
Surveyors Association

BuildPerception is a Company Regulated by



RICS[®]

Address:

9 Kings Avenue
Sandwich Bay,
Sandwich
CT13 9PH



Produced by:
Alan Edmunds **MCIOB AssocRICS MRPSA**



Reference: DH001 – Dan Hurley

Date: 19 August 2026



Contents

Contents.....	3
Introduction	4
Trades Directory (South East Kent).....	6
General Information	7
Condition Ratings.....	12
Executive Summary	13
Conveyancer's Enquiries	15
Prioritised Works and Estimated Budgets	19
Location Plan – Extent of Inspection.....	24
Flood Risk	25
Planning Applications listed on the Planning Portal.....	26
Building Control Applications since 1991	27
Energy Performance Certificate	28
CR2 Loft.....	30
CR2 Internal Walls & Ceilings.....	33
CR2 Floors.....	42
CR2 Windows & Doors.....	47
CR2 Joinery.....	56
CR1 Sanitary Ware	61
CR1 Ventilation	68
CR1 Damp.....	72
CR2 Electrical Installation.....	78
CR2 Heating & Hot Water.....	85
CR1 Appliances	92
CR1 Chimneys & Fireplaces	95
CR2 Services.....	98
CR2 Alarm Systems.....	101
CR1 Rooms	105
CR2 Roof	112
CR2 External Walls	121
CR1 Grounds & Boundaries.....	130
CR2 Drainage.....	135
CR1 Balconies	142
Surveyors Declaration	144
General Advice	145
Policy Statement.....	153



Introduction

This report is for the private and confidential use of the client named in the report and for whom the survey is undertaken, and for the use of their professional advisors, and should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.

This report is produced by a properly qualified surveyor who will provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

What this report tells you;

- about the construction of the property and the history of its development as far as could be ascertained.
- about the condition of the property on the date it was inspected.
- any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas
- the nature of any significant defects that were found.
- how to approach rectification of defects identified.
- about elements of the property that will require more frequent or costly maintenance than would normally be expected
- whether more enquiries or investigations are needed.

What this report does not tell you;

- the market value of the property
- about the nature or condition of any part of the property that was specifically excluded from the inspection by prior arrangement
- about any defects not accessible or visible using normal and accepted surveying practices
- about any defects not accessible or visible for health or safety reasons
- about any defects that have been deliberately concealed or dressed up to appear in a different way to what they are
- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types
- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.



- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.



Trades Directory (South East Kent)

Trade	Name	Contact Details
Electrician / EICR	Alan Taylor	01227 490028
Gas Safe / Plumbing	Baldwin Salter	01304 226611
Oil Boilers OFTEC	Adrian Jarrett	07876 630519
Roofer NFRC	Chris Franklin	07502 346271
General Builder	Glenn Loxton	07525 808483
Window Repairs	Dover Glass	01304 202303
Solar / NICEIC	Mike MJT Electrical	07766 204527
Air Conditioning F-GAS	Martin	07876 453403
HETAS / Solid Fuel Stoves	B&H Fireplaces	01304 242444
Carpenter / Joiner	Curtis Perkins	07739 035957
Structural Engineer	Alan Breck	07976 308747
PCA Damp Surveys	Joe Wilson	07585 644907
Cavity Wall Tie Surveys	Paul Hewlett	01304 746041



General Information

The surveyor carefully and thoroughly carries out a visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the relevant sections of the report.

The surveyor does not force or open up the fabric, or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving of personal possessions, removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected only where there is safe and clear access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a moisture meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 2.4m above level ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor may also carry out additional research about matters affecting the property.

It should be noted though, while every effort is made to identify all defects during the inspection, the inspection was limited to what could be easily seen using standard surveying equipment. There may, on occasion, be instances where a defect was not visible or present during the inspection but materializes or develops in the time between the inspection and the time that you take occupancy of the property. Where we give timescales for the life expectancy of a particular element, this is only an indication, and external factors may reduce this timescale dramatically. If you are advised that an element will require replacing within a given time, this is the maximum amount of time that you could hope to expect to achieve and is not a guarantee that it will last this long, you should be prepared that the inspected element may also require replacement in the short term.

We do our best to inspect structural elements that have been concealed within dry lining or boxing in or under floors, if we comment on these elements, we are making educated assumptions which may not be entirely accurate, the only way to confirm these assumptions is to carry out an invasive survey and as such, you must not rely solely on these assumptions, but instead, carry out or instruct further investigations.



Different weather conditions present different results in varying categories of this report, the weather on the day of the inspection is recorded in the Overview section along with the month and year. Water ingress and damp are less prevalent during summer months and on dry days. Extreme hot days can cause cracks, splits and distortions in many materials, therefore, when several months pass by between the inspection and occupancy, there may on occasion be defects that have developed within that timeframe.

Services

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection. If any services (such as the boiler or mains water) are turned off, they are not turned on for safety reasons and the report will state that to be the case.

Outside

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can reasonably be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.



Outbuildings

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and associated equipment internally and externally, landscaping or other facilities (for example, tennis courts and temporary outbuildings)

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also identifies drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday Use. For safety reasons, drainage inspection chambers in communal areas are not lifted.

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the surveyor assumed that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the Report if, in his view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he/she recommends further investigation.

The Surveyor does not comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination other than in a general sense if information is available.

Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a *duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.



Consents, Approvals and Searches

The surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the Property.

The surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed.

The surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

Assumptions

Unless otherwise expressly agreed, the surveyor while preparing the report assumed that:

- a. the property (if for sale) is offered with vacant possession;
- b. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
- c. access to the Property is as of right upon terms known and acceptable to the Client.

Legal matters

The surveyor does not act as 'the legal adviser and does not comment on any legal documents, If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property.

The statements and opinions expressed in the report are expressed on behalf of the Surveyor, who accepts full responsibility for these.

The report is provided for the use of the clients) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013.



If the property is leasehold, the Surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given towards the back of the report.



Condition Ratings

The report applies 'condition ratings' to the major parts of the main building, associated habitable structures, and other structures present. The property is broken down into separate elements, and each element has been given a condition rating 1. 2. 3. or HS see more on definitions below.

To help describe the condition of the home, condition ratings are given to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

The condition ratings are described: -

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out.

Condition Rating 2

Repairs or replacements are needed but these are not considered to be serious or urgent

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where it is felt that further investigation is required (for instance where there is reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property, or one where the building element has failed or where its imminent failure could lead to more serious structural damage. You should obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contracts.

Condition Rating HS

These are actual, or potential, health and safety related matters that require your immediate attention. Failure to attend to these issues could result in serious injury or death. In many cases it will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may relate to actual, or perceived, risks of falls or other hazards.

It is recommended that that these matters are attended to prior to any exchange of contracts.



Executive Summary

Weather conditions at time of inspection	Raining – Overcast – 21c
Limitations	Visual inspection from ground level with the use of a Drone Mounted Camera No occupants were present at the time of the survey and it was therefore not possible to obtain any additional information about the property or its history.
The property is a high-specification, substantially extended and architect-led renovation incorporating the original dwelling, major front, side and rear extensions, complex new roofs, five bedrooms, extensive sanitary accommodation, underfloor heating, solar generation, battery storage and EV charging. The building was generally found to be modern and in good overall condition. No significant structural movement, excessive floor movement, active dampness or major service failure was identified. Moisture readings were within the dry range, and the principal building services were operating. The main concerns are: • The 2023 extension and alteration works remain recorded as “Building Work Started”, with no Building Regulations completion certificate identified. This is the principal legal and technical risk. • The door between the integral garage and dwelling is not an FD30 fire-resisting doorset and requires prompt replacement. • The GRP topcoat over the rear extension is split and crazed. The lower and higher flat roofs require specialist inspection and repair. • Significant render cracking is present to the garage side extension and above the kitchen bi-fold doors. No render movement joints have been installed, despite long uninterrupted elevations. • Cavity-tray weep vents above the kitchen bi-fold doors have been rendered over and blocked. • The render drip beads are generally only about 75 mm above external ground level. • The kitchen bi-folding doors came off their running mechanism. They require installer adjustment, followed by structural investigation if	



satisfactory operation cannot be achieved or the surrounding cracking recurs.

- The garage roller door jammed during closing and required manual operation.
- The personnel fire door, render, cavity drainage, bi-fold opening, roof construction and other concealed work may prevent Building Control completion until corrected.
- Poor substrate preparation beneath the LVT in the study, media room and adjoining corridor requires the finish to be lifted, the floor re-levelled and new flooring installed.
- Widespread but generally cosmetic drying-shrinkage cracking and plasterboard screw popping require making good and redecoration.
- Most internal doors require adjustment to latch correctly.
- The electric underfloor heating in the Bedroom 3 en-suite had no power.
- The downstairs heating-zone thermostat batteries were discharged and every zone should be recommissioned.
- No access hatch has been provided to the roof void above Bedrooms 2 and 3.
- The water meter and main stopcock were not located.
- Temporary dust covers remain on several smoke or heat detector heads and must be removed before occupation.
- A rear flat-roof outlet does not project adequately into its hopper and is staining the wall.
- Valleys and gutters contain minor debris, including a discarded timber batten.
- No bird guarding is installed around the solar panels.
- The timber behind the aluminium fascias and soffits appeared untreated and will be vulnerable if concealed leakage develops.
- Minor incomplete finishes remain around service penetrations, electrical accessories, skirtings, the porch and one section of external timber cladding.

Subject to satisfactory Building Regulations resolution, completion of the fire-safety work and properly documented repairs to the roofs, render, weep vents and large bi-fold opening, the defects are considered remediable and broadly consistent with incomplete finishing and commissioning of an extensive recent renovation.



Conveyancer's Enquiries

Planning and Building Regulations

- Obtain the planning approval, approved drawings, decision notice and evidence that all planning conditions have been discharged.
- Compare the completed building with the approved scheme, including extensions, roof alterations, rooflights, balconies, dormer, solar panels and external materials.
- Obtain the full Building Regulations file for reference FP/23/03412 and the final completion certificate.
- Establish why the work remains recorded as "Building Work Started" and require the vendor to arrange and pay for all outstanding inspections and corrective work.
- Take advice before contacting Building Control if an indemnity-policy option is being considered.
- Obtain the architect's drawings, structural calculations, beam and lintel designs, roof design, balcony calculations, timber-frame details, insulation specification and fire strategy.
- Confirm that Building Control has accepted the garage fire separation, cavity trays, weep vents, render base, large bi-fold openings, roof structure and unvented cylinder.
- Require replacement of the garage personnel door with a certified self-closing FD30S doorset and obtain installation certification.

Warranties and professional documentation

- Obtain the main contractor's warranty and any architect's or professional consultant's certificate.
- Obtain warranties for the imitation slates, mechanically fixed ridges and hips, GRP flat roofs, silicone render, windows, bi-fold doors, balconies and timber cladding.
- Confirm that all warranties are transferable and complete any required transfer process.
- Obtain the render manufacturer's specification, installer details, movement-joint design, colour and batch information.
- Obtain written confirmation of the GRP inspection and repairs.
- Obtain written confirmation that the kitchen bi-fold doors and garage roller door have been repaired and demonstrated through repeated operating cycles.



Windows, doors and glazing

- Obtain any applicable FENSA certificates or confirmation that the windows and doors are included within the main Building Regulations application.
- Obtain product specifications, safety-glazing information and installer warranties.
- Confirm that the four sets of bi-fold doors, French doors and all associated keys and controls are included.

Electrical and renewable-energy systems

- Obtain the Electrical Installation Certificate, schedules of test results and Part P compliance certificate for the 2025 rewire.
- Obtain separate commissioning and certification for the exterior circuits, electric underfloor heating and EV charger.
- Obtain the MCS certificate, DNO notification or approval, export MPAN details and commissioning records for the solar and battery installation.
- Obtain the panel, inverter and battery specifications, warranties, shutdown instructions and monitoring-app transfer details.
- Confirm the nine panel ratings, inverter input and output limits, nominal and usable battery capacity, and ownership of all equipment.
- Confirm whether the solar, battery or EV equipment is financed, leased or subject to third-party rights.

Heating and hot water

- Obtain the boiler Building Regulations certificate, Gas Safe record, Benchmark checklist and service history.
- Obtain the wet underfloor-heating design, pressure-test results, manifold schedule and controls documentation.
- Obtain certification and warranties for the electric bathroom underfloor-heating systems.
- Obtain the unvented-cylinder installation certificate, G3 commissioning record, Building Regulations certificate and service history.
- Require the Bedroom 3 en-suite electric floor heating to be repaired and demonstrated.
- Require new batteries and full commissioning of every ground-floor heating zone.

Fire, security and technology

- Obtain the fire-alarm installation and commissioning information, alarm schedule and replacement dates.



- Require all detector dust covers to be removed and the complete interlinked system retested.
- Obtain burglar-alarm and CCTV codes, engineer details, manuals, fobs, subscriptions and warranties.
- Arrange transfer of all CCTV, alarm, solar and battery online accounts and removal of the vendor's remote access.
- Confirm which routers, mesh units, screens and other technology will remain.

Water, drainage and utilities

- Require the vendor to identify and demonstrate the water meter and main stopcock.
- Obtain any drainage plans and confirm public-sewer connections and responsibility for shared drainage.
- Confirm ownership and responsibility for the electricity and gas meter cabinets.
- Confirm the current Openreach service details and which communications equipment is included.

Title, estate and insurance

- Check boundary positions and maintenance responsibilities against the title plan.
- Obtain the private estate covenants, service-charge accounts, management information and details of responsibility for roads, gates, drainage and communal areas.
- Confirm that all alterations, solar equipment, EV charging and external changes have any required estate or covenant consent.
- Review the environmental and flood searches and confirm that buildings insurance is available on acceptable terms for the coastal location.
- Confirm whether previous or current insurance claims relate to flooding, storm damage, subsidence, water penetration or the renovation works.

Fittings and completion arrangements

- Obtain a detailed fittings-and-contents form identifying all integrated and freestanding appliances, CCTV equipment, alarm equipment, EV charger, solar equipment and controls included in the sale.
- Obtain appliance receipts, manuals and transferable warranties.
- Require all vendor-agreed repairs to be completed before legal completion, with invoices, photographs, certificates and warranties supplied.



- Retain an appropriate sum on completion if Building Regulations approval or material repairs remain outstanding.



Prioritised Works and Estimated Budgets

Prioritised works and budget

The following allowances use mid-to-high South-East contractor rates current in 2026 and include VAT, normal contractor overheads and reasonable access. They are budgeting figures rather than quotations. Rates have been cross-checked against current guidance for [GRP roof repairs](#), [silicone render work](#) and [certified fire doorsets](#).

Before exchange or commitment

- Resolve the Building Regulations completion process, including professional review, inspections and document collation: £3,500–£5,500.
- Replace the garage personnel door with a certified self-closing FD30S doorset: £1,600–£2,200.
- Inspect and repair the split GRP roof areas and check the higher flat roof: £3,000–£4,500.
- Inspect the render substrate, form appropriate movement joints and repair the principal cracks: £6,000–£8,000.
- Locate and reinstate the blocked weep vents and check the cavity tray above the kitchen doors: £1,800–£2,800.
- Investigate and improve the low render drip-bead and ground-clearance details: £2,500–£4,000.
- Adjust and recommission the kitchen bi-fold doors: £500–£900.
- Structural-engineer inspection of the bi-fold opening and garage cracking, if adjustment is unsuccessful or cracking is active: £1,200–£1,800.
- Repair and safety-test the garage roller door: £500–£900.
- Form an insulated and draught-sealed roof-void hatch and complete the follow-up roof inspection: £1,000–£1,500.

Before occupation

- Remove alarm dust covers and retest the interlinked smoke, heat and CO system: £250–£450.
- Replace thermostat batteries and recommission all ground-floor heating zones: £500–£800.
- Diagnose and repair the Bedroom 3 en-suite electric underfloor heating: £800–£1,500.
- Service and verify the unvented cylinder and safety controls: £350–£600.
- Locate and expose the water meter and stopcock, allowing for installation of an accessible new internal valve if required: £600–£1,000.



- Extend or reform the rear flat-roof outlet into the hopper and water-test it: £700–£1,100.
- Clear roof valleys, gutters and outlets, remove the timber batten and water-test the drainage: £700–£1,000.

Within the first three months

- Lift the defective LVT in the study, media room and corridor, prepare and re-level the substrate, and install replacement LVT: £5,500–£7,500.
- Repair widespread shrinkage cracks, plasterboard joints, popped fixings and incomplete service penetrations, followed by local redecoration: £4,000–£6,000.
- Adjust internal doors and make good opened skirting mitres: £1,500–£2,200.
- Investigate and locally correct the raised upper floor in the bedroom above the garage: £800–£1,400.
- Make good minor plaster finishes around electrical accessories: £500–£800.
- Replace the missing hardwood cladding and repair minor porch cracking: £700–£1,200.
- Fit proprietary non-penetrating bird guarding around the solar panels: £900–£1,300.
- Treat accessible exposed timber behind the aluminium fascias and soffits: £1,200–£1,800.

Routine or discretionary work

- Clean and descale shower heads: normal household maintenance.
- Monitor rabbit activity and fill inactive holes: £250–£500 if contractor assistance is required.
- Correct the boundary-wall coping low point and clean the runoff staining: £500–£900.
- Upgrade plastered internal window ledges with durable window boards or washable finishes: discretionary and excluded from the main total.

Overall allowance

A realistic combined buyer's allowance for the identified works is approximately £48,000–£58,000 including VAT.

Allow a further contingency of approximately 10%, giving a prudent total budget of £53,000–£64,000.

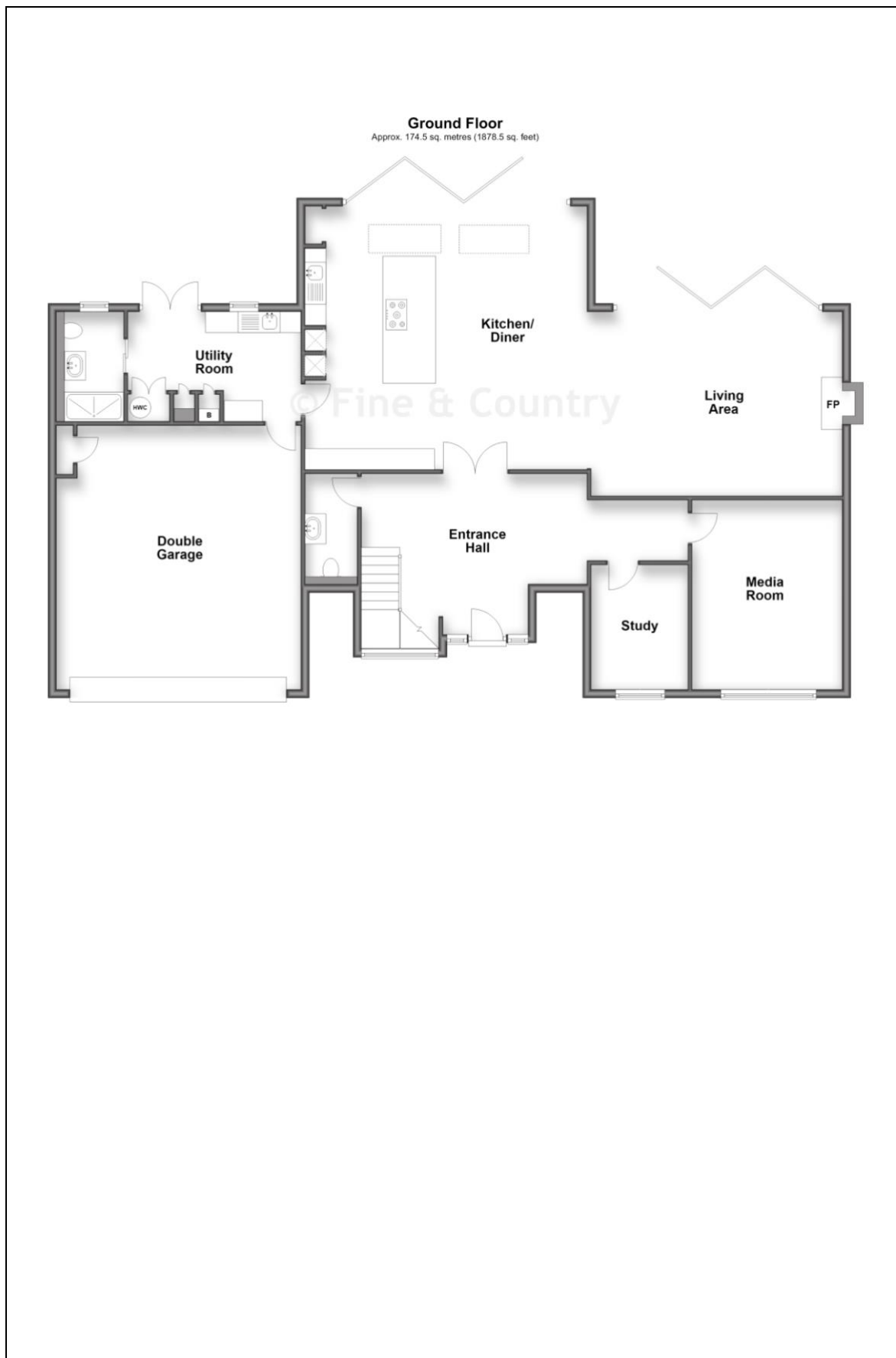
This excludes complete replacement of the GRP roofs, reconstruction of the bi-fold support, wholesale re-rendering, major concealed timber repairs or extensive work required by Building Control. The purchaser's exposure should be substantially



reduced if the vendor completes the principal defects and obtains the Building Regulations completion certificate before legal completion.



Floor Plans







Location Plan – Extent of Inspection



No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified above

No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries. Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours.

The information here is publicly held information issued by ordnance survey and any inaccuracies should be reported using the following web address <https://www.ordnancesurvey.co.uk/>



Flood Risk

Surface water

Yearly chance of flooding

Very lowLowMediumHigh

Surface water map

Yearly chance of flooding

☒ Flood area (extent)

High chance

Medium chance

Low chance

Rivers and the sea

Yearly chance of flooding

Very lowLowMediumHigh

Rivers and sea map

Yearly chance of flooding

☒ Flood area (extent)

High chance

Medium chance

Low chance

Very low chance

You should check with your insurers that cover is available for the property prior to exchange of contracts.

Note that flooding can occur outside of designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or increased risks of flooding. You should consult your legal advisor to consider the options for carrying out a more comprehensive environmental search. The information provided here is publicly held information issued by the UK government and any inaccuracies should be reported using the following web address <https://www.gov.uk/check-long-term-flood-risk>



Planning Applications listed on the Planning Portal

Reference	23/00427
Application Received	Thu 23 Mar 2023
Application Validated	Tue 28 Mar 2023
Address	9 Kings Avenue Sandwich Bay CT13 9PH
Proposal	Erection of two storey side, front extensions, single storey rear extension, changes to roof, 3 rooflights, balconies, side dormer window, solar panels to rear (existing garage, dormers, conservatory and single storey rear extensions to be demolished)
Status	Decided
Decision	Grant Planning Permission
Decision Issued Date	Mon 22 May 2023
Appeal Decision	Not Available



Building Control Applications since 1991

[Rewire of all circuits](#)

9 Kings Avenue Sandwich Bay Sandwich Kent CT13 9PH

Ref. No: NICEIC/25/06442 | Deposited: Wed 10 Sep 2025 | Decided: Not Available | Status: Building Work Complete

[Install replacement window\(s\) in a dwelling Install replacement door\(s\) in a dwelling None of work subject to a Green Deal Plan](#)

9 Kings Avenue Sandwich Bay Sandwich Kent CT13 9PH

Ref. No: CERTAS/24/08908 | Deposited: Thu 06 Jun 2024 | Decided: Not Available | Status: Building Work Complete

[Install a gas-fired boiler](#)

9 Kings Avenue Sandwich Bay Sandwich Kent CT13 9PH

Ref. No: GASAFE/24/04185 | Deposited: Tue 04 Jun 2024 | Decided: Not Available | Status: Building Work Complete

[Two storey side and front extension, with single storey and first floor extension to rear, along with internal alterations.](#)

9 Kings Avenue Sandwich Bay Sandwich Kent CT13 9PH

Ref. No: FP/23/03412 | Deposited: Fri 26 May 2023 | Decided: Wed 14 Jun 2023 | Status: Building Work Started

All building control & planning issues should be relayed to your conveyancing solicitor – Engineers reports may be required in order to obtain building control sign off - Building control records were digitised in 1991 and as such, we are only to ascertain information from 1991 and onwards – information prior to 1991 may be found during the searches carried out by your solicitor, alternatively, the current owners may have paperwork relating to these matters.



Energy Performance Certificate

9 Kings Avenue
Sandwich Bay
SANDWICH
CT13 9PH

Energy rating

A

Valid until

26 June 2034

Certificate number

8620-2051-0991-7007-1423

Property type

Detached house

Total floor area

284 square metres

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Wall	Timber frame, as built, insulated (assumed)	Very good
Roof	Roof room(s), insulated (assumed)	Very good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	None	N/A

The information provided here is publicly held information issued by the UK government and any inaccuracies should be reported using the following web address <https://www.gov.uk/find-energy-certificate>



CR2 Loft

Condition Rating 2

Overview

Most ceilings are vaulted and follow the roof slopes, so there is little or no conventional loft space over much of the house. The concealed roof construction is likely to comprise a modern insulated "warm roof" or partially filled rafter arrangement, although its precise build-up, insulation thickness, ventilation provision, vapour-control layer and structural connections could not be confirmed without opening the finished surfaces.

A separate enclosed roof void appears to remain above Bedrooms 2 and 3. No access hatch has been provided, so this area and the roof structure were not available for internal inspection. A suitably positioned insulated and draught-sealed access hatch should be formed by a competent contractor. Its location must avoid cutting or weakening roof members, electrical cables, pipework or other concealed services. Once access has been created, the void should be inspected before legal commitment, if practicable.

The follow-up inspection should confirm:

- the size, spacing, alignment and support of the rafters, joists, trimmers and any steel or engineered timber members;
- the adequacy of connections between the original structure and the altered or extended roofs;
- whether structural timbers have been cut, drilled or displaced during the installation of rooflights, services and solar equipment;
- the type, continuity and depth of insulation, particularly at eaves, abutments and changes in roof level;
- the presence and continuity of an internal vapour-control layer;
- ventilation arrangements where the roof design requires them;
- signs of condensation, mould, timber decay, insect attack or water penetration beneath the coverings and flashings; and
- the condition of any concealed party, fire or cavity barriers.

These checks are particularly important in a coastal location. Wind-driven rain can enter through relatively small defects in coverings, ridges, abutments and flashings, while salt-laden air can accelerate corrosion of inadequately protected metal fixings and connectors. Vaulted roofs also have limited tolerance for gaps in insulation or discontinuities in the vapour-control layer. Warm, moisture-laden internal air can enter the concealed construction and condense against colder surfaces, potentially causing mould, corrosion and concealed timber decay before staining becomes visible internally. Good mechanical extraction from bathrooms,

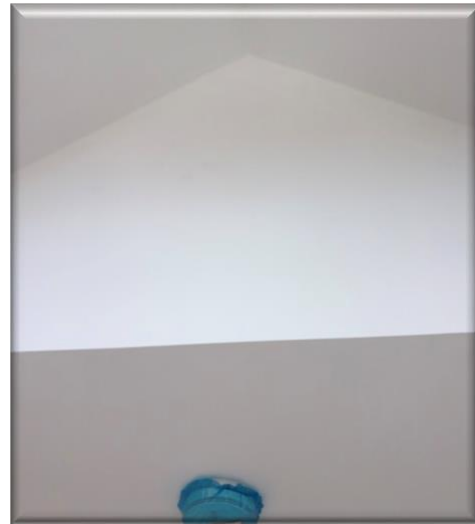
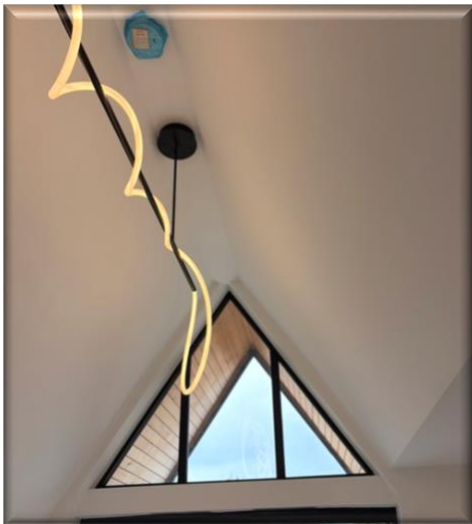
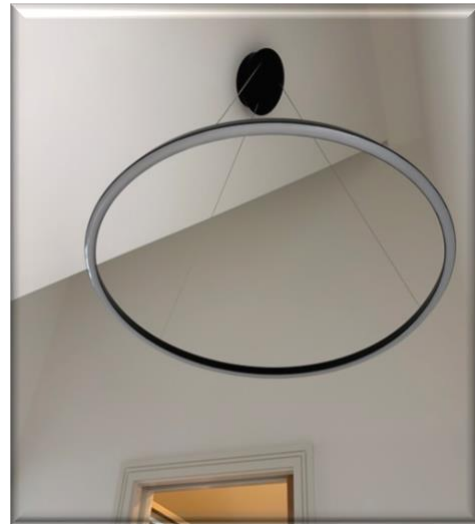


suitable background ventilation and maintaining steady heating will help control internal humidity, but these measures do not replace a correctly designed roof build-up.

The roof coverings and associated external details are reported separately. Viewed externally, the roof planes appeared generally even, with no significant bowing, spreading or other distortion that would indicate obvious structural movement. This is reassuring but does not confirm the condition, specification or workmanship of the concealed structure.

The roof appears to have been substantially renewed as part of the recent extension and conversion works. Modern construction would normally be expected to comply with current structural, thermal, ventilation and fire-safety requirements; however, compliance should not be assumed solely because the work is recent. The available search information records the associated Building Regulations application as "Building Work Started", with no completion certificate presently identified. Your legal adviser should obtain the approved drawings, structural calculations, inspection records, product warranties and Building Regulations completion certificate. If a completion certificate cannot be provided, advice should be obtained from Building Control regarding the outstanding inspections and the route to completion or regularisation. Opening-up and inspection by an appropriately qualified building professional or structural engineer may be required before the concealed work can be accepted.

Condition rating 2: No significant distortion or other evidence of structural failure was apparent from the accessible areas or external observation. However, the roof structure and the void above Bedrooms 2 and 3 remain concealed, an access hatch is required, and Building Regulations completion documentation has not been provided. Further access, inspection and documentary verification are therefore required, although no evidence was seen to suggest that urgent structural repairs are currently necessary.





CR2 Internal Walls & Ceilings

Condition Rating 2

Overview

The house incorporates the original dwelling together with extensive later extensions to the front, side and rear. Internal finishes throughout are predominantly plasterboard. On the inner faces of external walls, the boards appear to be either bonded directly to the background with plaster adhesive ("dot and dab") or fixed to independent timber or metal battens. Most internal partitions appear to be lightweight timber- or metal-stud construction, although some solid walls may be concealed behind the dry lining.

Dry lining provides a smooth finish and can improve thermal performance where insulation has been incorporated. Battened construction also creates space for services and can help isolate the finish from minor irregularities in the supporting wall. Its disadvantages are that the voids conceal the underlying construction, dampness and workmanship, and the boards have limited load-carrying capacity unless fittings are secured into studs, noggins or suitable proprietary anchors. Dot-and-dab finishes can sound hollow when tapped and may suffer local debonding. Poorly formed adhesive dabs or discontinuous cavity barriers can also create concealed routes for air leakage and fire spread. The approved drawings and Building Regulations information should confirm the intended wall build-ups, insulation and cavity-barrier arrangements.

No cracking, distortion or displacement of a nature that presently suggests significant foundation movement or structural instability was seen. The cracking photographed is mostly fine and follows plasterboard joints, internal corners, wall-to-ceiling junctions, door and window reveals, and junctions between different elements of construction. Local separation was also noted beside joinery and skirting. This pattern is characteristic of drying shrinkage and slight differential movement between plasterboard, framing, masonry, timber joinery and the original and extended parts of the building.

New plaster, screeds, timber and other "wet" construction materials contain residual moisture. As these materials dry, and as timber framing adjusts to the heated internal environment, they contract at different rates. The heating was operating at a particularly high temperature during the inspection. Rapid or uneven drying is likely to have increased this movement and contributed to the amount of cracking. Long elevations, changes in construction, large openings and the junctions between the original building and new extensions are particularly susceptible. Most of the cracking appears cosmetic, but repairs should ideally be delayed until the initial drying cycle has stabilised.



Loose material should be opened back to a firm edge. Plasterboard joints should be re-secured where necessary, reinforced with suitable jointing tape and filled using a compatible flexible jointing compound before redecoration. Cracks at changes in material or at wall-to-ceiling junctions may recur if simply filled with a rigid surface filler; movement-tolerant sealant or a properly detailed movement joint may be more appropriate in vulnerable positions. Indoor temperatures should be kept reasonably steady, with adequate ventilation, rather than using prolonged high heat to force the remaining construction moisture out rapidly. Cracks should then be monitored. Any that widen, recur repeatedly, become stepped through masonry, or are accompanied by distortion of openings should be investigated further.

The finishes within some vanity units and other concealed service areas are incomplete. Open and roughly formed holes were seen around pipework, with damaged or missing board and unsealed gaps. These areas should be neatly made good. Pipe penetrations should be sleeved or sealed with a compatible material that allows limited movement and does not react with the pipework. Where a wall provides fire or acoustic separation, the penetrations must be closed with an appropriate tested fire-stopping or acoustic-sealing system rather than ordinary decorative filler. Access required for valves, traps and flexible connections should be retained.

As the alterations are recent and no Building Regulations completion certificate has been identified, the concealed wall construction, insulation, fire stopping and junctions between the original and extended building should be confirmed through the approved drawings, inspection records and completion documentation.

Condition rating 2: The walls and partitions were generally serviceable and there was no visible cracking indicative of significant structural movement. However, widespread drying-shrinkage cracking, local separation at junctions and incomplete finishes around concealed service penetrations require repair and redecoration. The absence of Building Regulations completion documentation also requires further verification of concealed construction and fire-stopping details.

Ceilings

The ceilings are predominantly plasterboard finished with a skim coat or taped and filled joints. Many follow the roof slopes to form vaulted ceilings. This creates an attractive sense of space but leaves the plasterboard finish closely connected to the roof structure and provides little tolerance for movement. The concealed insulation, vapour-control and ventilation arrangements are discussed under the roof-space section.



Fine linear cracking was noted at board joints, changes in ceiling angle and wall-to-ceiling junctions. Localised raised or "popped" screw heads were also visible through the decorated surfaces. These defects are consistent with plasterboard joint movement and minor movement of the supporting framing as the recently completed building dries and settles into use.

The exposed coastal position may also result in greater short-term loading and deflection of the roof structure during strong winds. This does not, by itself, indicate structural inadequacy, but repeated small movements can cause rigid board finishes to crack and can work inadequately seated fixings outward. The absence of visible external roof distortion is reassuring. Nevertheless, the inaccessible roof structure and lack of Building Regulations completion documentation mean that the adequacy of the supports, board fixing pattern, roof bracing and structural connections cannot presently be verified.

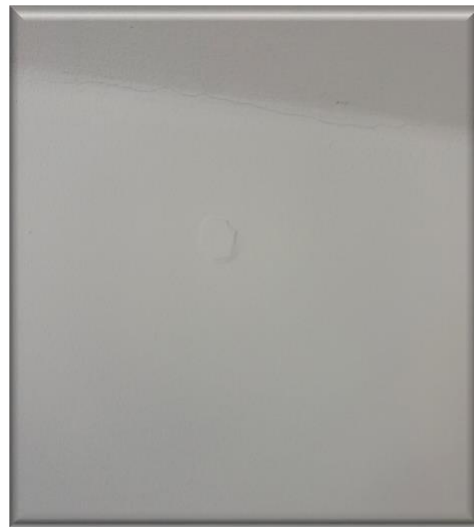
Popped fixings should not simply be covered with filler. The affected boards should first be checked for movement and securely refixed into the supporting framing with appropriate plasterboard screws, taking care not to break the board face. Loose or proud original fixings should then be reset or removed, and the areas filled, sanded and redecorated. Cracked joints should be opened back, re-taped and finished with a compatible jointing compound. Additional fixings or local opening-up may be necessary where movement persists. Repairs are best completed after moisture levels and internal temperatures have stabilised; otherwise, some recurrence should be anticipated.

Condition rating 2: The ceilings remain functional and no significant sagging or distortion was seen. However, shrinkage cracking, movement at board junctions and several popped plasterboard fixings require local refixing, joint reinforcement and redecoration. Persistent or recurrent defects should be investigated alongside the concealed roof structure and the outstanding Building Regulations completion process.

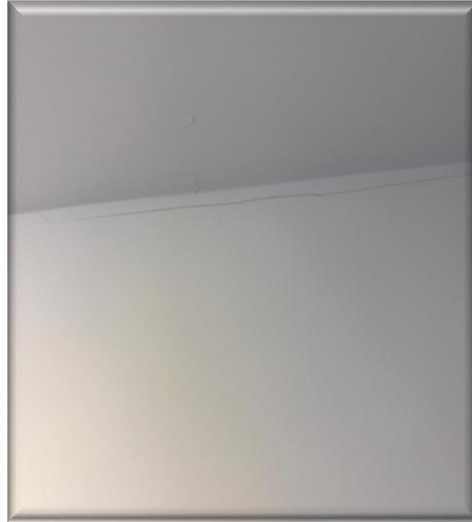
Cracking is categorised structurally using the Building Research Establishment guidance (Digest 251), which grades cracks by width and significance.

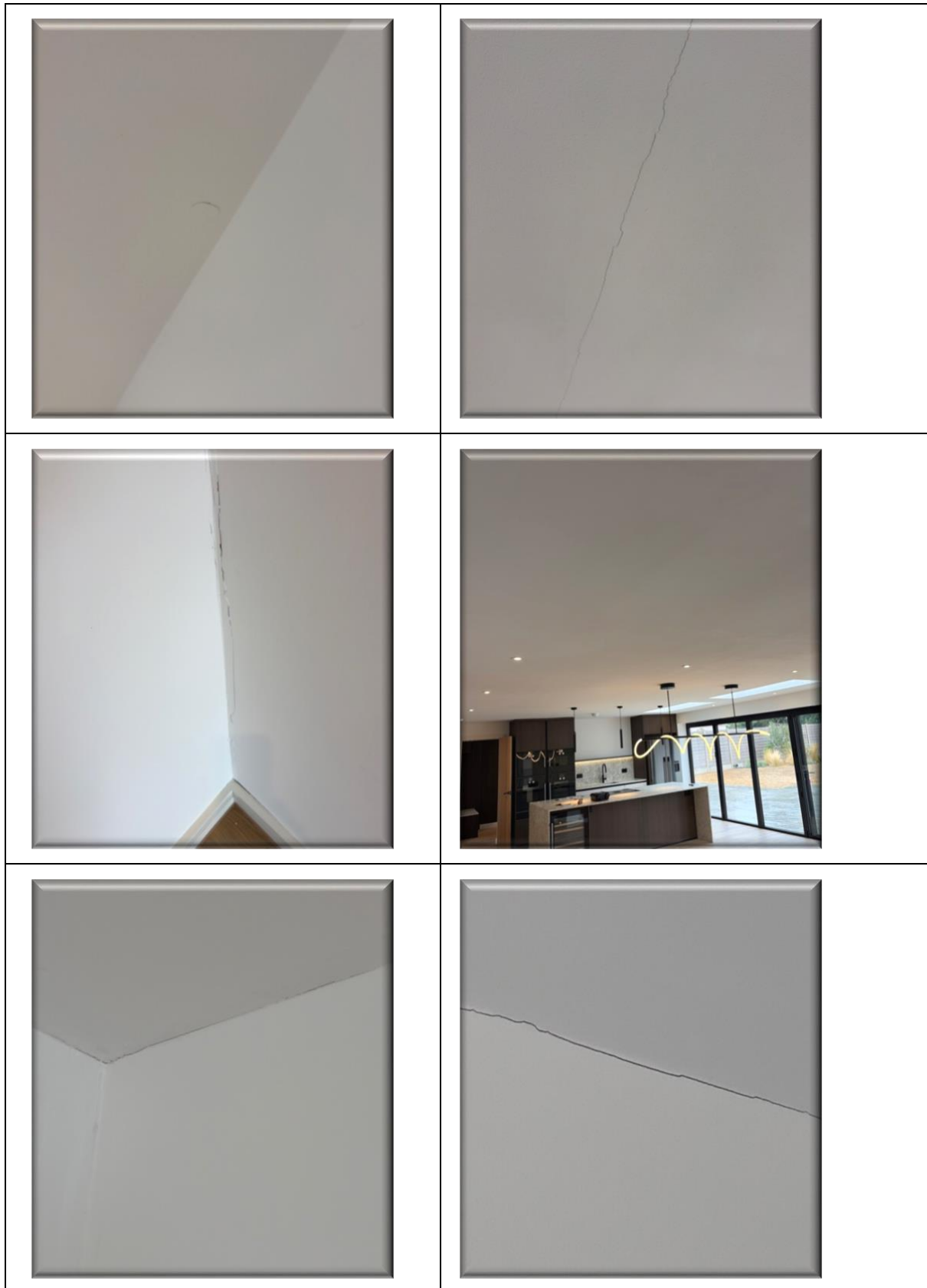


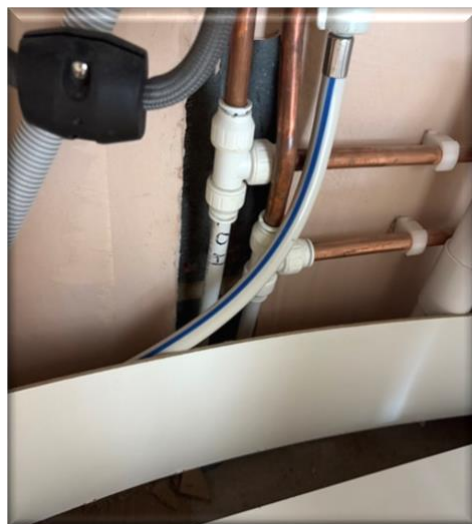
Category 0	Negligible	<0.1mm	No action required
Category 1	Very Slight	0.1 – 1mm	Can be treated easily using normal decoration
Category 2	Slight	1 - 5mm	Slight cracks easily filled – Recurrent cracks can be masked using suitable linings
Category 3	Moderate	5mm - 15mm	Cracks that require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced
Category 4	Severe	15mm - 25mm	Extensive damage which requires breaking out and replacing sections of walls















CR2 Floors

Condition Rating 2

Overview

The upper floors are of suspended timber construction. In the more recent extended areas, the floor deck is understood to comprise CaberDek or a similar moisture-resistant tongue-and-groove structural particleboard fixed over timber joists. This is a common modern form of construction that provides a relatively quick, lightweight and even platform for floor finishes. Its performance depends on the joists being correctly sized, level, adequately restrained and firmly fixed, with the deck joints glued and supported in accordance with the manufacturer's requirements.

Suspended timber floors will normally exhibit a small amount of natural deflection and can transmit impact sound more readily than solid floors. Particleboard decking can also swell at joints if exposed to moisture and may squeak or move where fixings, adhesive or perimeter clearances are inadequate. No excessive springiness, instability or other significant movement was detected under normal foot pressure.

A localised peak or raised line was noted in the bedroom above the garage, within the newer part of the building. This appears most likely to result from a slightly raised, crowned or uneven joist beneath the deck, although the floor covering prevented direct confirmation. The raised area was slight and there was no associated excessive movement. If it does not materially affect use, it may be monitored. If a flatter finish is required, the floor covering should be lifted locally and the deck and supporting joists checked by a competent flooring contractor or carpenter. Any correction should address the underlying level difference rather than merely adding a thick surface layer. Structural joists must not be cut or excessively planed without first confirming that their strength will not be compromised.

The ground floor is of solid concrete construction and incorporates underfloor heating. Solid floors provide good rigidity and thermal mass, and are well suited to underfloor heating when the insulation, screed depth, movement joints and heating controls have been properly designed. Their disadvantages are that heating pipes are concealed and difficult to repair, and shrinkage, moisture or poor screed preparation can affect bonded or resilient floor finishes. Mechanical fixings must not be drilled into the floor unless the routes and depths of the heating pipes have first been accurately established.

Most ground-floor surfaces were reasonably level and serviceable, with no evidence of significant cracking or structural movement. Luxury vinyl tile flooring



has been installed across much of this level and was generally satisfactory. Other finishes include carpet and tiled or terrazzo-effect surfaces.

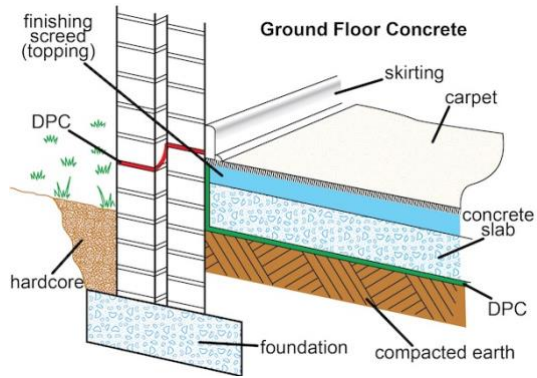
The preparation beneath the luxury vinyl flooring in the study, media room and the corridor immediately outside these rooms is poor. Ridges, undulations and uneven areas are visible through the relatively thin floor covering. This is consistent with an inadequately mixed, applied or finished latex smoothing compound rather than movement of the concrete floor. Luxury vinyl follows the profile of its substrate closely, so even modest irregularities remain visible and can lead to accelerated wear, joint opening or local loss of adhesion.

The preferred repair is to lift the affected luxury vinyl flooring, remove loose adhesive and any weak or poorly bonded smoothing compound, and mechanically prepare the substrate. The surface should then be checked for soundness, flatness and residual moisture before being primed and re-levelled with a smoothing compound specifically compatible with the existing screed, adhesive, floor covering and underfloor-heating system. The new compound must be applied to the manufacturer's specified thickness and allowed to cure fully before replacement flooring is laid. Patch filling over the existing luxury vinyl is unlikely to provide a satisfactory or durable finish.

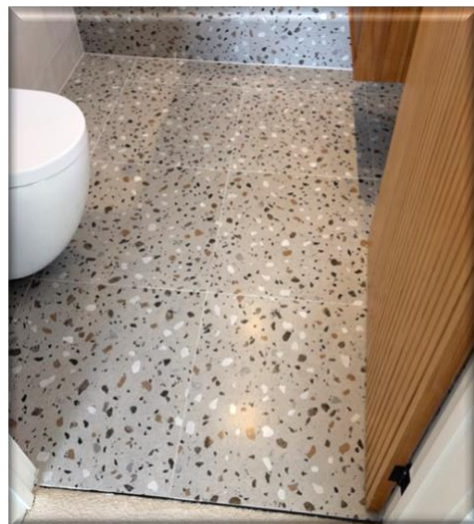
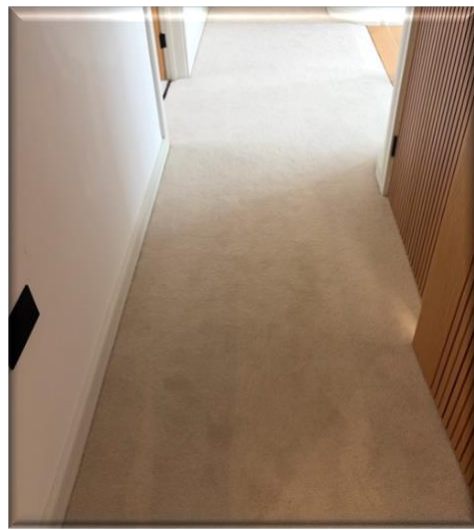
The underfloor heating should be switched off for the period specified by the flooring and smoothing-compound manufacturers before, during and after the work. It should then be recommissioned gradually to avoid rapid thermal movement or damage to the new adhesive and finishes. As lifting bonded luxury vinyl can damage it, replacement of the affected sections is likely to be necessary. Colour and batch variations may make it appropriate to replace the finish throughout the connected rooms or up to natural thresholds.

The floors are largely concealed by fixed finishes, but no excessive movement, significant cracking or other evidence of structural floor failure was apparent during the inspection. The outstanding Building Regulations documentation should include confirmation of the floor build-ups, insulation, underfloor-heating installation, screed specification and structural design of the newer suspended floors.

Condition rating 2: The floor structures appeared stable under normal use, with no significant cracking or excessive movement. However, the localised raised area in the bedroom above the garage should be monitored or investigated when the covering is next lifted, and the poorly prepared floor beneath the luxury vinyl in the study, media room and adjoining corridor requires lifting, re-levelling and renewal of the affected finish.



Concrete Floor Example





Peak to floor





Poorly prepped screed has resulted in uneven floor coverings



CR2 Windows & Doors

Condition Rating 2

Overview

The windows and most external doors are newly installed, powder-coated aluminium-framed, double-glazed units. The windows are predominantly side-hung or top-hung casements. There is also a set of French doors and four sets of aluminium bi-folding doors. Aluminium frames are durable, relatively low-maintenance and well suited to large glazed openings. Modern thermally broken sections can provide good thermal performance, although the precise frame specification, glazing performance and installation details should be confirmed from the product documentation.

The units were generally in good visual condition and, where operated, opened and closed satisfactorily, except for the kitchen bi-folding doors. These came off their running mechanism during operation. This may result from poor initial adjustment, inadequate engagement of the rollers or guides, movement of the frame, or incorrect installation. The doors should not be forced or used unnecessarily until corrected, as a heavy glazed leaf could become unstable or damage the track, hinges or surrounding finishes. The vendor has been informed and intends to recall the installer. The complete door set should be inspected, realigned and adjusted by the original installer, including the head and threshold tracks, rollers, guides, hinges, frame fixings, locks, seals and drainage channels. Written confirmation of the repair should be obtained, and the doors should be operated through their full travel before legal completion.

Large bi-folding installations rely on the supporting opening remaining level and square. Repeated misalignment, binding or the doors leaving their track could indicate movement or inadequate support rather than a simple adjustment issue. If the fault recurs after adjustment, the frame levels and the adequacy of the structural support above and below the opening should be checked.

The exposed coastal setting increases maintenance requirements. Wind-driven rain will place greater pressure on frame seals, thresholds and drainage channels, while airborne salt can accumulate on the frames, tracks, hinges, rollers, handles and locks. Salt deposits can damage powder-coated surfaces and accelerate corrosion of unsuitable or damaged metal components. Frames and hardware should be rinsed periodically with fresh water and cleaned using non-abrasive products. Tracks and drainage outlets should be kept clear of sand, salt and other debris. Scratches or chips in the protective coating should be repaired promptly, and hinges, rollers and locks should be maintained using products approved by the



manufacturer. Manufacturer-specific coastal maintenance requirements should be obtained, as failure to follow them can affect warranties.

The seals, perimeter joints and interfaces with the external walls should be checked regularly. Even small gaps can admit wind-driven rain in this location. Sealants should remain continuous, flexible and well bonded, and the frame drainage openings must not be blocked. Internally, condensation should be monitored around the frame edges and at the heads and reveals. Aluminium frames require an effective thermal break and correctly insulated reveals to reduce cold bridging. Persistent surface condensation would indicate a need to review ventilation, humidity levels and the continuity of insulation around the openings.

Conventional internal window boards have not been fitted. Instead, the plastered reveals continue across the base of the openings to form shelves or ledges finished with matt emulsion. This is mainly a durability and maintenance issue rather than a structural defect. Horizontal painted plaster surfaces readily collect dust, mark under normal use and can be difficult to wipe clean without polishing or damaging the paint. They are also more vulnerable to impact and moisture staining from condensation or plant pots. Consider fitting suitable window boards, such as sealed timber, composite or stone, or refinishing the ledges with a durable, washable coating. Any new boards should be detailed so that they do not obstruct frame drainage, trickle ventilation or opening lights.

The principal entrance door appears to be solid oak or another dense hardwood and is fitted with a mortice lock. Solid timber provides an attractive and robust entrance but will naturally expand and contract with changes in moisture content. In this coastal position, the door, frame and threshold should be regularly checked for swelling, distortion, open joints and breakdown of the protective finish. All faces and edges, including the top and bottom, should remain properly sealed. The locking arrangements should also be checked against the purchaser's insurer's security requirements, with all keys obtained on completion.

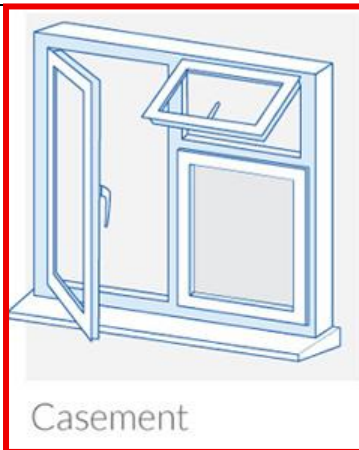
No separate Building Regulations or competent-person record for the windows and doors has been identified. FENSA certification may be available from the vendor, although FENSA generally applies to qualifying replacement installations in existing dwellings and may not cover windows and doors installed as part of a new extension. Some or all of these units may instead fall within the current Building Regulations application for the extension works. Your conveyancer should establish which route applies and obtain the relevant FENSA certificate or Building Regulations completion certificate, together with installer invoices, product specifications and transferable warranties.

The documentation should confirm thermal performance, safety glazing in critical locations, ventilation provision, means-of-escape requirements, weather resistance



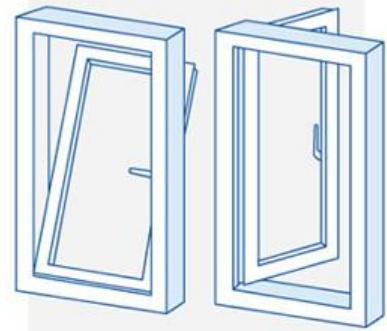
and compliance of the low thresholds and large glazed door openings. This is particularly important because the wider extension application has not yet been recorded as complete.

Condition rating 2: The windows and external doors are new and were generally serviceable, with no widespread defects seen. However, the kitchen bi-folding doors came off their running mechanism and require prompt professional adjustment and rechecking. Certification and warranties should also be obtained, and the coastal location will require more frequent cleaning and maintenance of the frames, seals, tracks and hardware.

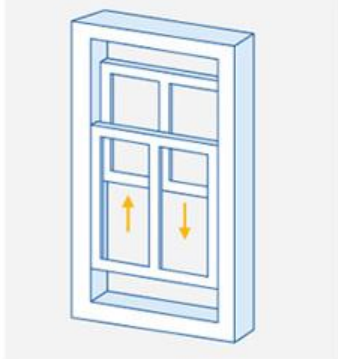


Casement

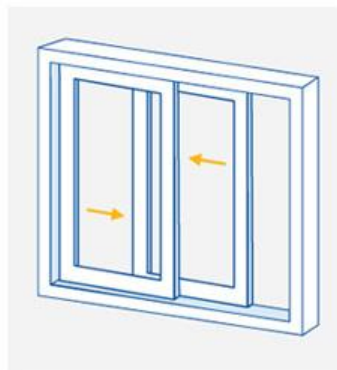
Types of Window in the UK



Tilt and Turn



Sash



Sliding



Skylight



Bow

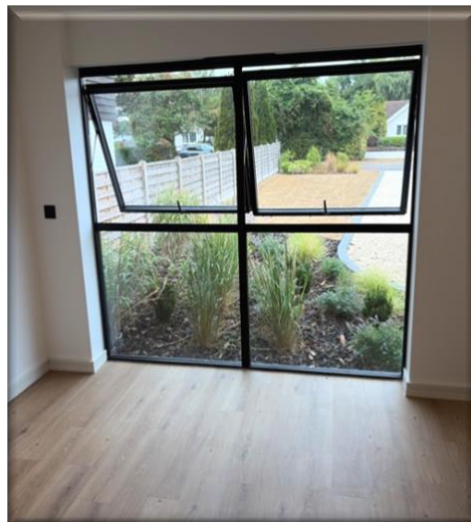


Bay

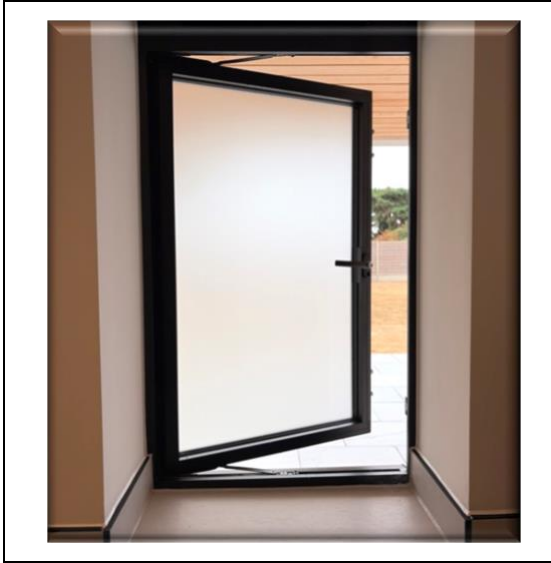


Transom











Windows & Doors (Continued)

FENSA

FENSA

If your chosen installer is a member of FENSA, they should provide you with a certificate once the work has been completed. If you have only just bought the property and were not the owner when a window or door replacement was installed, the previous owner should have given you the document once the sale was finalised.

A property may not have a FENSA certificate attached if:

1. The installation of the windows or doors was completed before 1 April 2002, meaning the property does not need certification to say it complies with Building Regulations
2. The doors and windows of the property were ordered before 1 April 2002 but installed by 30 June the same year
3. The installation was certified under another scheme, or by a Building Control Officer
4. The installation was not certified

What Happens if You Don't Have a FENSA Certificate?

If you hire a door or window installer and they do not mention that you are responsible for registration, and do not offer a FENSA certificate or another certificate of compliance with Building Regulations, then you will need to pay for an inspection from Building Control.

Should an inspection reveal problems, or if there are problems with your installer and you cannot get them back to rectify the error, you may need to hire a new installer or contractor to put the work right. This will mean providing more money from your budget, while also ensuring that the new installer agrees in their quote to fix any non-compliance issues found by the building inspector.



CR2 Joinery

Condition Rating 2

Overview

The internal doors are modern, vertically grooved timber doors set within painted frames and fitted with contemporary ironmongery. Although generally in good condition, most did not latch correctly because the latch bolts and keeps were misaligned. This is consistent with minor drying shrinkage or initial settlement of the recently completed joinery and partitions, although individual doors and frames should be checked for level before adjustment.

A competent joiner should adjust the hinges, latch keeps and door stops so that each door closes evenly, engages securely and does not bind against the frame or floor covering. Gaps around the door leaves should remain reasonably uniform. Keeps should not simply be enlarged excessively, as this can leave the doors loose within their frames and weaken the fixing. Loose handles, hinges and other fittings should be tightened and adjusted at the same time.

Correct latching is particularly important to any door intended to provide fire separation, including a door between the house and an integral garage, a protected stairway or a room identified as requiring a fire-resisting door under the approved design. Any such door should have the correct fire-resistance specification, seals, hinges and closing arrangements and should close fully into the latch without assistance. These details should be checked against the approved Building Regulations drawings and fire-safety information.

Fine joints have opened at several mitred skirting-board corners. These are typical drying-shrinkage defects in newly installed timber or manufactured joinery and are cosmetic rather than structural. The affected joints should be cleaned out, securely refixed where loose, filled with an appropriate flexible or paintable filler, prepared and redecorated. Wider or repeatedly opening joints may require the mitres to be recut or small sections of skirting to be replaced. Repairs are best undertaken after the indoor temperature and moisture conditions have stabilised.

The staircase felt solid and stable under normal use. It has timber treads and a toughened-glass balustrade, which provides good light transmission and a contemporary appearance. No obvious instability was noted. The glazing should bear an appropriate permanent safety-glass mark, and the panels, clamps, handrail and other fixings should be periodically checked for loosening. The balustrade should remain rigid, without hazardous gaps or sharp exposed edges. Compliance with the approved design, including guarding height and resistance to loading,



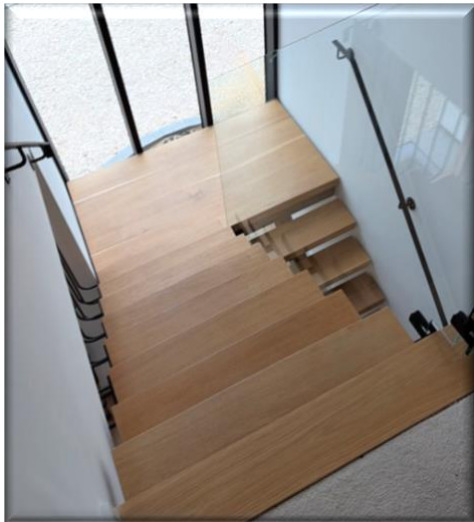
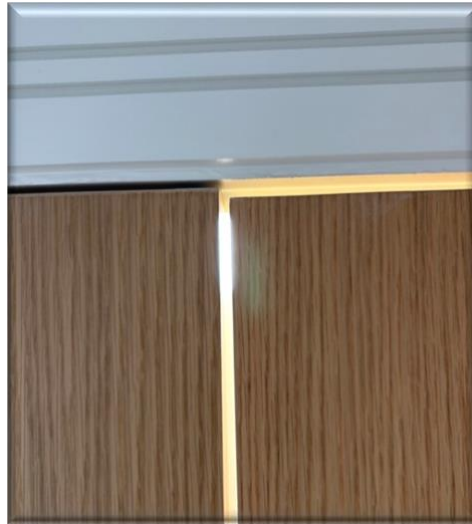
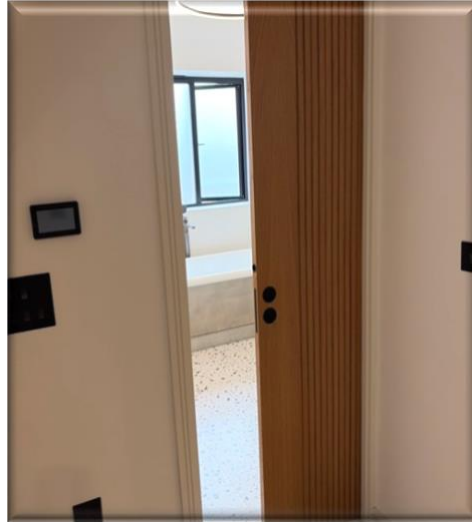
should be confirmed through the outstanding Building Regulations completion documentation.

Built-in wardrobes and storage fittings were generally well finished and serviceable.

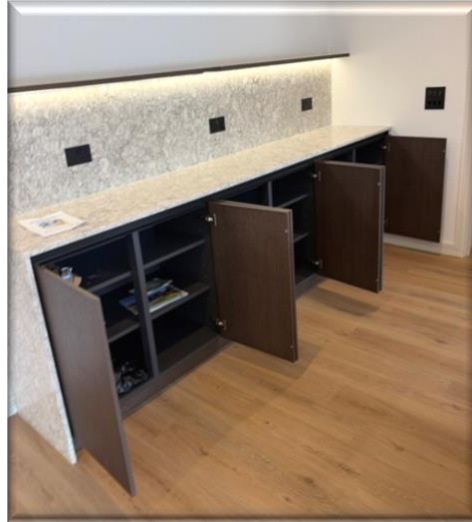
The kitchen is modern and fitted with coordinated cabinets and stone, engineered-stone or quartz-type worktops. The installation was generally well finished and serviceable, with no significant defects noted. Joints and seals around sinks, worktop upstands and other wet areas should be maintained to prevent water entering the cabinets or concealed wall finishes. The worktops should be cleaned and maintained in accordance with the manufacturer's recommendations.

Condition rating 2: The staircase, built-in storage and kitchen fittings were generally modern, stable and serviceable. However, most internal doors require adjustment so that they close and latch correctly, and minor drying-shrinkage gaps at skirting-board mitres require routine making good.











CR1 Sanitary Ware

Condition Rating 1

Overview

The house has extensive modern sanitary accommodation distributed across both floors.

At ground-floor level, there is:

- a shower room beside the utility room, fitted with a shower enclosure, WC and washbasin; and
- a separate cloakroom off the entrance hall, fitted with a WC and compact washbasin.

At first-floor level, there is:

- a principal en-suite bathroom with a freestanding bath, separate shower, WC and twin countertop washbasins set on a timber vanity unit;
- a central family bathroom with a bath, WC and washbasin; and
- separate en-suite shower rooms serving Bedrooms 2 and 3, each fitted with a shower, WC and washbasin.

The sanitary ware is contemporary and generally comprises wall-hung or close-coupled WCs, countertop washbasins, a freestanding bath and walk-in shower enclosures. The shower areas incorporate fixed rainfall heads, handheld shower fittings and linear floor drains. Finishes include large-format wall tiles and terrazzo-style wall and floor surfaces. Concealed cisterns and built-in shower controls provide a neat finish, although suitable access should be retained to valves, traps, cistern mechanisms and concealed plumbing connections for future maintenance.

The ground-floor shower room provides useful washing facilities close to the utility room and garage. The separate entrance-hall cloakroom is conveniently positioned for visitors and avoids the need to use the bedroom accommodation. The ground-floor facilities were modern, neatly finished and serviceable, with no significant defects noted.

The fittings throughout were generally secure and serviceable, with no significant chips, cracks, leakage or drainage defects noted. Hot water was obtained from all hot outlets tested. Water flow appeared satisfactory, and the shower head cleaned during the inspection produced good pressure.

The shower heads were generally affected by limescale deposits. This can restrict individual spray holes, distort the spray pattern and eventually reduce flow or



damage seals and thermostatic components. The heads and removable nozzles should be descaled using products suitable for their finish, with the manufacturer's cleaning instructions followed. Routine descaling will be required, particularly if the local water supply is hard. Abrasive or acidic products should not be used on plated, black or specialist metal finishes unless specifically approved.

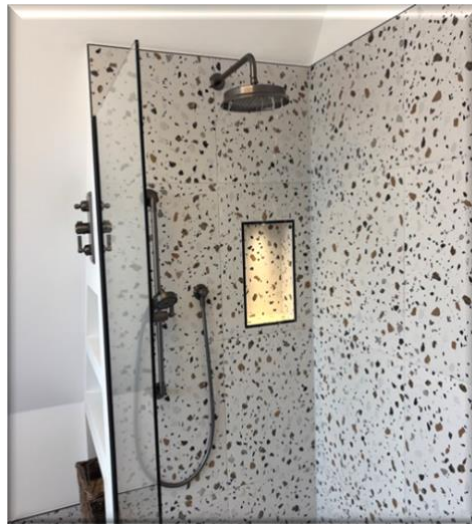
Silicone seals around baths, showers, basins and other wet junctions should be kept continuous and replaced when they begin to separate, harden or develop mould. Shower channels, traps and waste outlets should be cleaned regularly to maintain discharge rates. Any service panels for concealed cisterns, bath wastes, valves and shower controls should remain readily accessible.

Condition rating 1: The ground- and first-floor sanitary fittings were modern, in good condition and operating satisfactorily, with hot water available at the tested outlets and no significant defects noted. The limescale deposits to the shower heads require routine cleaning and ongoing maintenance only.















CR1 Ventilation

Condition Rating 1

Overview

Mechanical extractor fans have been installed in all WCs, bathrooms and shower rooms. These are discreet ceiling- or wall-mounted units connected to ductwork that discharges externally. The fans were operating when tested, and the provision appeared suitable for the number and type of sanitary rooms.

Regular use of the extractors is important because bathing and showering produces large quantities of water vapour. If this is allowed to remain within the house, it can condense on colder surfaces and within concealed roof or wall constructions. This can lead to mould growth, deterioration of decorations, corrosion of metal components and, in prolonged cases, concealed timber decay. This is particularly relevant to the vaulted ceilings, where small gaps in insulation or the vapour-control layer may create localised cold spots.

The extractors should be used whenever the sanitary rooms are occupied and allowed to continue running afterwards until excess humidity has cleared. Any automatic humidity controls, timers or overrun functions should remain correctly set. Internal doors should have sufficient undercut or another means of replacement airflow so that the fans can draw effectively. Internal grilles and external terminals should be cleaned periodically and kept clear.

Duct runs should be adequately supported and insulated where they pass through cold areas. This reduces the risk of water vapour condensing within the ducts and running back towards the fan or ceiling finish. These details should be confirmed when access to the enclosed roof void is created.

The kitchen hob incorporates a built-in extractor, which operated when tested. No external discharge point or identifiable duct route was apparent, so it is likely to operate in recirculation mode. A recirculating unit passes air through grease and usually activated-carbon filters before returning it to the kitchen. This helps control grease and cooking odours but does not remove water vapour from the building.

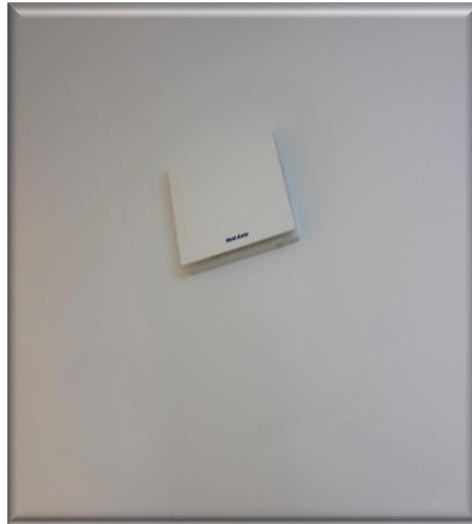
The hob extractor should be used whenever cooking. Grease filters should be cleaned regularly and any carbon filters replaced at the manufacturer's recommended intervals. The operating arrangement should be confirmed from the installer's information or appliance manual. As the kitchen extractor is likely to recirculate, windows or external doors should also be opened when practical during moisture-producing cooking to help disperse water vapour. If persistent

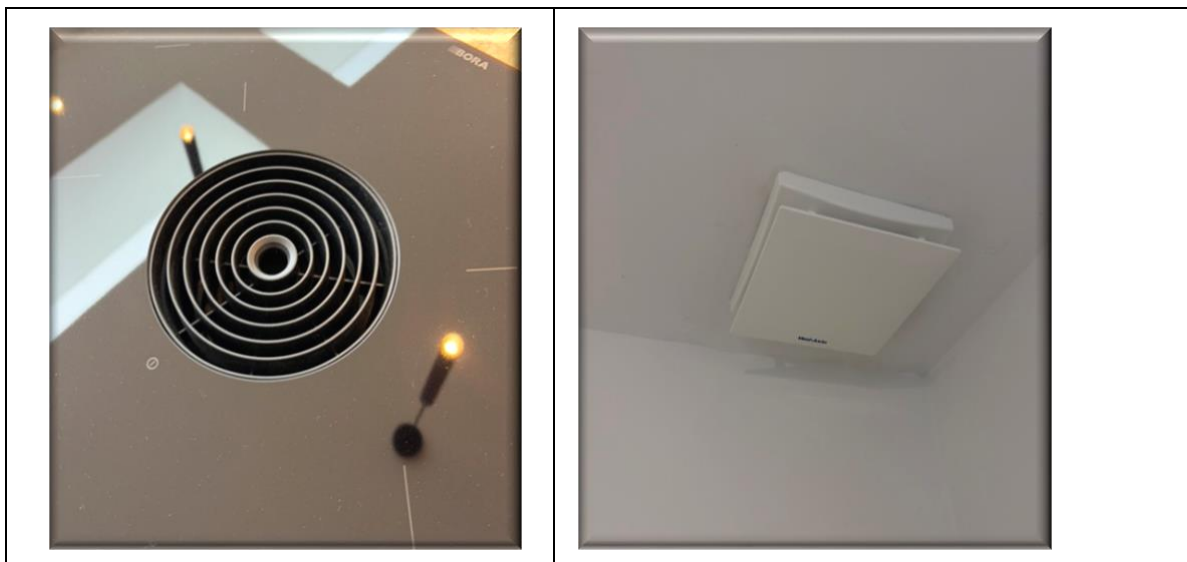


condensation or excessive humidity develops, conversion to an externally ducted arrangement should be considered, subject to a suitable route and the manufacturer's requirements.

Condition rating 1: The sanitary-room extractors were modern, operational and externally ducted, with no significant defects noted. The hob extractor also operated but is likely to recirculate and therefore will not remove cooking moisture. All extractors must be used and maintained consistently to reduce the risk of surface and concealed condensation.







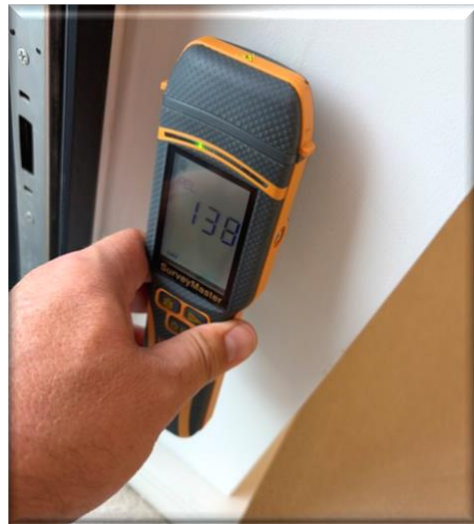
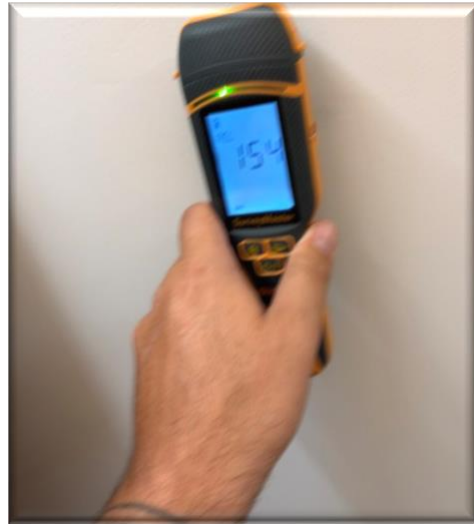


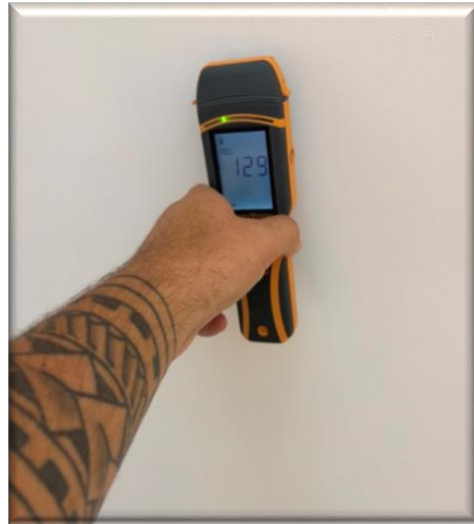
CR1 Damp

Condition Rating 1

Overview

- A visual, non-invasive inspection was carried out to all accessible parts of the property without causing damage to the fabric, fixtures, fittings or furnishings. Personal possessions (including items within cupboards and wardrobes, pictures, mirrors, furniture and other contents) were not moved, and inspection was restricted to areas that could be safely and reasonably accessed.
- Moisture meter readings were taken at regular intervals where access and wall construction/location allowed.
- Moisture meters provide an indication only of dampness. High readings can be influenced by factors such as metallised finishes, residual chemical salts in plaster and other conductive or reactive materials behind the surface. A definitive diagnosis of damp and its cause would require further invasive investigation, which may damage finishes.
- Moisture meter readings could not be obtained where the internal faces of the external walls were dry-lined, either wholly or in part, preventing meaningful testing of the underlying structure.
- Both Homebuyer Reports and Building Surveys are non-invasive inspections. As part of these, a non-invasive (pinless) moisture meter is used, typically measuring up to about 20 mm into walls and floors using radio waves. This provides a useful indication of whether a damp problem may exist and its likely extent.
- Accurate diagnosis of a damp defect usually requires invasive methods, such as inserting probes into the building fabric. This type of investigation is outside the scope of a non-invasive survey. Therefore, any advice in this section is for guidance only. If in doubt, you should instruct a full damp survey carried out by an independent PCA (Property Care Association) Surveyor.









No visible evidence of significant rising dampness, penetrating dampness or surface condensation was found. The internal wall finishes were generally dry, with no associated staining, mould growth, blistering decorations, salt deposits, deteriorated skirtings or other symptoms of persistent moisture.

Representative moisture checks were taken throughout the house using a Protimeter Surveymaster in non-invasive relative mode. In this mode, the instrument displays readings on a relative scale from 0 to 999; the figures are comparative indications rather than moisture percentages. For the surfaces tested, readings below approximately 170 fall within the dry range. The recorded readings were generally between about 129 and 169, with no materially raised or concentrated readings identified. The results are therefore consistent with dry internal finishes at the time of inspection.

The original external walls have been internally dry lined with plasterboard, apparently fixed either on adhesive dabs or battens. This arrangement means the meter measures the accessible board finish rather than the concealed masonry behind it. Moisture affecting the original wall could, in principle, remain within the cavity behind the plasterboard before becoming visible internally. However, this is considered unlikely at present because no raised readings, staining, mould, deterioration or other associated warning signs were found.

The coastal exposure increases the potential for wind-driven rain to penetrate defects in external masonry, pointing, seals, flashings and junctions. Particular attention should therefore be given to the more exposed elevations, window and door openings, roof abutments and the junctions between the original house and newer extensions. External defects should be repaired promptly before moisture can pass behind the dry lining, where it may remain concealed.

The readings and visual inspection also found no evidence of a current condensation problem. The modern construction, effective heating and mechanical extraction should help control surface humidity, provided the systems are used correctly. The bathroom and shower-room extractors should be used during and after bathing, and the kitchen extractor and available natural ventilation should be used while cooking. Maintaining reasonably steady background heating is preferable to alternating between very high temperatures and prolonged cooling, as stable conditions reduce surface condensation and excessive drying movement.

Furniture should not be packed tightly against colder external walls, and built-in cupboards should receive some air circulation. Condensation-prone locations such as window reveals, vaulted ceiling junctions, bathroom corners and areas behind



furniture should be checked periodically, particularly during the first winter of occupation.

The concealed vaulted roof construction and the inaccessible roof void above Bedrooms 2 and 3 should be checked when access is formed. This should confirm that insulation is continuous, the vapour-control layer is properly detailed and any required roof ventilation is unobstructed. These measures are important because interstitial condensation can develop within a roof build-up without initially producing visible internal staining.

Condition rating 1: No visible damp-related defects were identified, and all representative non-invasive moisture readings remained within the dry range of the instrument's 0–999 relative scale. Concealed dampness behind the dry lining to the original walls cannot be entirely excluded, but there was no evidence to suggest a current problem. Routine monitoring and continued use of the ventilation systems are advised.



CR2 Electrical Installation

Condition Rating 2

Overview

The electrical installation has been comprehensively renewed and appears well planned for modern domestic use. The accommodation has a generous distribution of power sockets, switches, ceiling lights, wall lights, pendant fittings and feature lighting. Socket and lighting positions are generally convenient and reduce the likely need for extension leads or later alterations. The installation also serves the underfloor heating controls, mechanical extractors, external lighting and sockets, solar photovoltaic system, battery storage and electric-vehicle charger.

There are four consumer or distribution units serving the various circuits. The circuits appear to be separately organised and labelled, allowing faults or maintenance to be isolated without unnecessarily disconnecting the entire house. One enclosure does not currently contain protective switches and provides numerous spare ways for future circuits. This gives useful flexibility, although empty ways do not, by themselves, confirm that unlimited additional electrical load is available. Any future upgrade must take account of the incoming supply capacity, main fuse, earthing, cable sizes, existing maximum demand and load diversity.

The switches, sockets and light fittings are modern and were generally secure and operational. Minor making good is required around a small number of faceplates where the surrounding plaster or decorative finish is incomplete or damaged. The affected accessories should be safely isolated before being loosened, after which the plaster can be neatly repaired and redecorated. This appears to be a finishing issue rather than a defect with the electrical system.

The local authority record identifies the rewiring of all circuits as completed in 2025. Your conveyancer should obtain the Electrical Installation Certificate, schedules of test results and Building Regulations compliance certificate. The documents should cover all consumer units and circuits, including the external installation, underfloor-heating supplies, solar equipment, battery system and EV charger. Circuit charts and operating instructions should remain at the property.

Solar photovoltaic and battery installation

Nine solar panels have been fitted. If each panel is rated at 450 watts, the total installed array would have a peak direct-current capacity of:

$9 \times 450 \text{ watts} = 4,050 \text{ watts}$, or approximately 4.05 kWp.



This should be confirmed from the panel labels, installer's design and MCS certificate. The reported inverter has a maximum input capacity of 5.5 kW and a maximum alternating-current output of 3.6 kW. A 4.05 kWp array is therefore within the stated input capacity. It is normal for the panel array's peak rating to exceed the inverter's maximum output because panels rarely achieve their laboratory-rated output for sustained periods. The inverter may briefly limit generation during ideal conditions, but the arrangement can improve energy yield during less favourable light levels.

Battery storage of approximately 5.76 kWh has also been installed. The stated figure may be the nominal rather than fully usable capacity, as batteries retain a reserve and incur conversion losses. During daylight, surplus solar electricity can be stored instead of being exported immediately and then used later when household demand exceeds solar generation.

With a suitable smart meter and compatible time-of-use tariff, the battery may also be programmed to charge from the grid during cheaper overnight periods. The stored electricity can then be used during more expensive daytime or evening periods. Depending on the tariff, system settings and supplier rules, surplus energy may be exported when export payments are more favourable. Tariffs offered by Octopus Energy or similar suppliers may support solar generation, battery charging and paid export, but rates, eligibility and permitted charging or export arrangements change and should be compared at the time of occupation.

The financial benefit will depend on the household consumption pattern, tariff differences, conversion losses, battery degradation and whether stored electricity is more valuable when used in the house or exported. The system should be programmed to prioritise the purchaser's requirements rather than assuming the factory or vendor settings provide the best outcome.

The purchaser should obtain:

- the MCS installation certificate and system design;
- the solar-panel, inverter and battery specifications;
- the Distribution Network Operator notification or approval;
- the export MPAN and smart-meter details, where already arranged;
- commissioning records, warranties and monitoring-app access;
- confirmation of nominal and usable battery capacity;
- confirmation of the inverter's operating and export limits; and
- instructions for shutdown, emergency isolation and fire-service access.



Octopus currently describes battery-compatible import/export tariffs that can schedule battery charging and exporting, but tariff availability and terms should be checked when the account is opened. [Octopus Energy export guidance](#)

Electric-vehicle charging and external electrics

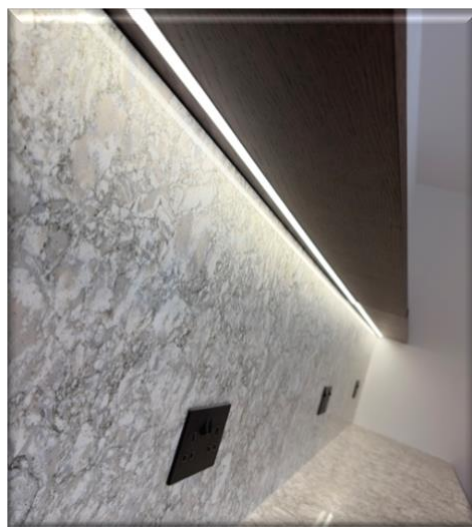
A 7 kW electric-vehicle charging point has been installed. This is a typical domestic charging capacity and should provide practical overnight charging for most vehicles. The charger represents a substantial electrical load, so its dedicated circuit, protective devices, earthing arrangement and any load-management system should be confirmed in the installation certificate.

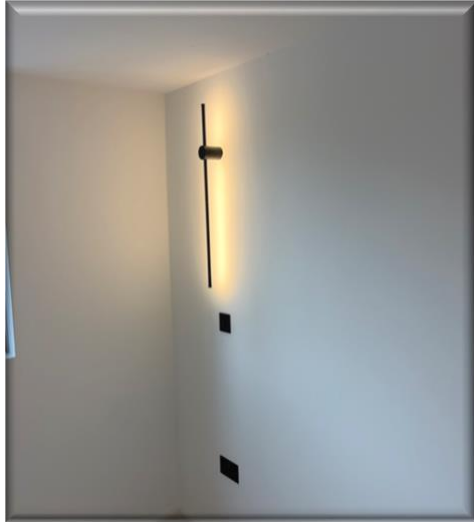
The 5.76 kWh battery is much smaller than a typical electric-vehicle battery and, at full 7 kW charging demand, its nominal stored energy could theoretically be consumed in less than one hour, before allowing for losses and operating reserves. The energy-management settings should therefore prevent unintended discharge of the home battery into the vehicle where that would be uneconomic. A compatible overnight EV tariff may allow the vehicle and home battery to charge during lower-cost periods while retaining stored energy for daytime household use.

Numerous external sockets and lighting points are supplied using steel-wire-armoured cable. This is an appropriate robust wiring method for outdoor and underground circuits when correctly selected, supported, buried, glanded and earthed. External accessories should remain suitably weather-resistant, with intact covers and seals, and the circuits should have appropriate RCD or RCBO protection. Damaged covers, loose fittings or corrosion should be addressed promptly, particularly in the salt-laden coastal environment.

Condition rating 2: The electrical installation is modern, comprehensive and adaptable, with good provision of lighting, sockets, renewable generation, battery storage, EV charging and spare distribution capacity. No significant operational defect was apparent. Minor plaster and decorative repairs are required around a small number of accessories, and the complete certification, commissioning records, warranties and network approvals should be obtained.

No recent documentation was seen to confirm that an EICR has been carried out within the last 10 years. In the absence of such evidence, the installation must be treated as potentially unsafe: serious defects can exist within concealed wiring even where the system appears to operate normally. You should therefore commission a full electrical inspection and EICR by a competent electrician prior to legal commitment to purchase, unless satisfactory, recent certification is provided.









Electrical Installation (Continued)

NICEIC

Do sellers provide an electrical safety certificate?



Electrical safety in the home is vitally important; faulty wiring can cause electric shocks and fires. But is an electrical safety certificate, necessary to sell a house or flat?

Perhaps surprisingly, the answer is no. Sellers are under no legal obligation to provide buyers with an electrical safety certificate – also known as an Electrical Installation Condition Report. The National Inspection Council for Electrical Installation Contracting (NICEIC) does, however, recommend 10 yearly inspections of all domestic wiring installations or when a change of ownership occurs – whichever happens first. However, the onus is on the buyer rather than the seller.

Does the seller need to provide any certificates?

Yes. If the electrical wiring of a property has been extended or altered since January 2005, the seller must, by law, obtain a certificate known as a 'Part P Building Regulation Certificate' to hand to the buyer. This proves that all new electrical work and any changes meet standards, or they will be committing a criminal offence. Electrical work covered by Part P must either be certified by the installing electrician that is registered with one of the government's schemes or checked and approved by Building Control at the local authority. Councils have the power to force homeowners to remove or alter any work that breaches the rules.



CR2 Heating & Hot Water

Condition Rating 2

Overview

The property has a modern, pressurised central-heating system supplied by a gas-fired system boiler. The boiler serves traditional radiators at first-floor level and a wet underfloor-heating system throughout the ground floor. This is a substantial and generally well-designed arrangement suited to the size and layout of the house.

A system boiler provides heat to separate heating circuits and the unvented hot-water cylinder. The sealed arrangement does not require a feed-and-expansion tank in the roof space, gives good system pressure and is well suited to a house with several heating zones. Its performance depends on the expansion vessel, pressure-relief valve, circulating pumps and system controls remaining correctly set and maintained. The boiler and associated equipment should be serviced annually by a Gas Safe registered engineer, with the system pressure and concentration of corrosion inhibitor checked.

The first floor is heated by modern radiators, which appeared secure and serviceable. No visible leakage or significant corrosion was noted. The radiators should be balanced as part of routine commissioning so that rooms heat evenly, and valves should be operated periodically to prevent them seizing.

The ground floor has hydronic underfloor heating divided into individual room zones. Each zone has its own thermostat, allowing the temperature and operating times to be adjusted independently. This can provide even heat distribution and efficient low-temperature operation, particularly when combined with the thermal mass of the solid floors.

The batteries were discharged in all of the downstairs zone thermostats, although the heating system was operating. The batteries should be replaced and each thermostat checked to confirm that it communicates correctly with the wiring centre, opens the appropriate manifold actuator and calls for heat from the boiler. Every zone should then be tested separately, labelled and balanced by the heating engineer. The purchaser should obtain the operating instructions and details of any central controller or app.

The underfloor-heating manifold, pump and associated controls are concealed behind a cupboard in the boot/utility room. The cupboard should remain readily accessible and should not be permanently enclosed or filled with stored items that restrict inspection. The manifold should be checked for leakage, secure pipe connections, correct flow rates and free operation of the zone actuators. A labelled



schedule identifying which loop serves each room should be retained beside the manifold.

Underfloor heating responds more slowly than radiators and performs best with steady programmed temperatures rather than frequent large increases and reductions. The system should not be operated at unnecessarily high temperatures, as excessive floor temperatures can affect adhesives, luxury vinyl finishes and timber-based fittings. The heating engineer should confirm that the blending controls and maximum floor temperatures are correctly set for the installed finishes.

Electric underfloor heating has also been installed in the first-floor bathrooms and shower rooms. The systems tested were switched on briefly and warmth was felt developing beneath the floors. The electric underfloor heating in the en-suite serving Bedroom 3 had no power and did not operate. A qualified electrician should check the local fused connection, thermostat, floor sensor, RCD or RCBO protection and continuity and insulation resistance of the heating element. The system should not be energised until the cause has been identified. If the concealed heating mat or cable has been damaged, specialist detection and local lifting of the floor finish may be necessary.

The local authority search records the installation of the gas-fired boiler as completed. The relevant Building Regulations certificate, Gas Safe commissioning record, Benchmark checklist, installation instructions and service history should be obtained. Documentation should also be obtained for the underfloor-heating design, pressure testing, individual circuits, controls and warranties.

Condition rating 2: The central-heating installation is modern, comprehensive and was producing heat. However, the batteries to the ground-floor zone thermostats require replacement followed by full testing of each zone, and the non-operational electric underfloor heating in the Bedroom 3 en-suite requires investigation and repair by a qualified electrician.

Hot water

Domestic hot water is stored in a large unvented cylinder with a capacity understood to exceed 200 litres. This is appropriate for a house with numerous bathrooms and shower rooms and provides mains-pressure hot water without a cold-water storage tank in the roof space. Good pressure was obtained at the outlets tested, and hot water was available throughout.

Unvented cylinders incorporate safety controls to manage temperature and pressure, normally including expansion provision, thermostats, pressure-reducing controls, temperature and pressure-relief valves, and a visible tundish connected to

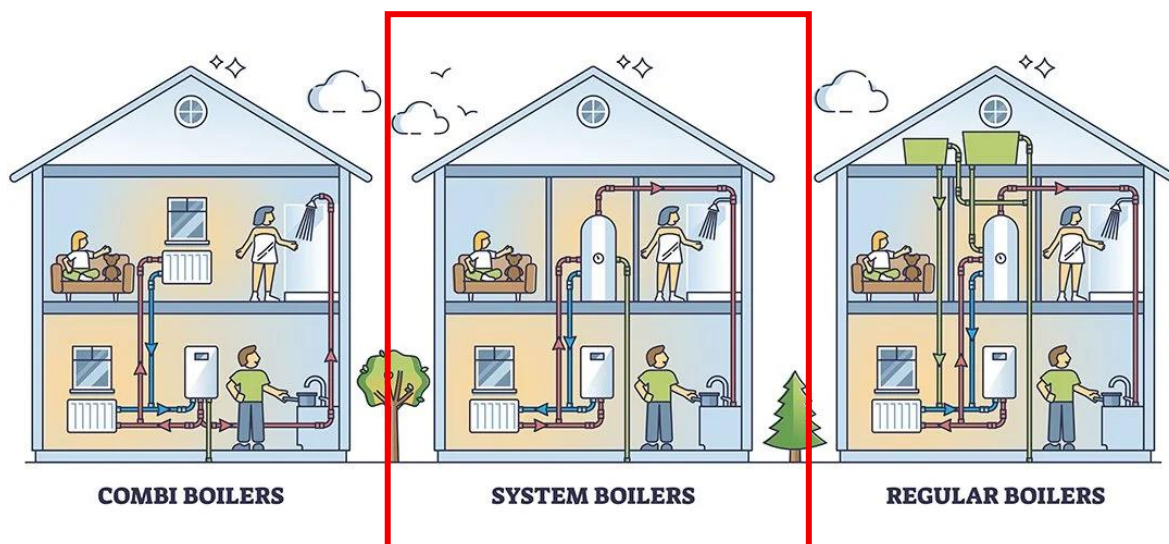


a dedicated discharge pipe. These components are safety-critical. The cylinder should be serviced annually by an engineer holding the appropriate unvented hot-water qualification, with the expansion arrangement, valves, thermostats and discharge route checked.

The discharge pipe should terminate safely outside in a visible position where hot water or steam cannot injure occupants or damage the building. The route should not be capped, reduced, obstructed or altered. Any regular dripping through the tundish would indicate a fault requiring prompt attention.

No separate Building Regulations record for the unvented cylinder has been identified. Your conveyancer should request the installation certificate, Building Regulations compliance certificate, manufacturer's commissioning checklist, warranty and service records. If these cannot be produced, the installation and safety devices should be inspected by a suitably qualified unvented-cylinder engineer and the position clarified with Building Control.

Condition rating 2: The unvented hot-water system appeared modern and provided good pressure and hot water at the tested outlets, with no operational defect noted. However, the required installation and Building Regulations documentation has not been identified and must be obtained or the system independently inspected and certified.



Gas Safe guidance recommends that all gas appliances and boilers are inspected and serviced at least annually, in accordance with the manufacturer's instructions. Gas installations can appear satisfactory while serious, potentially fatal defects remain concealed. You should therefore commission a Gas Safe registered engineer to inspect and test the gas and

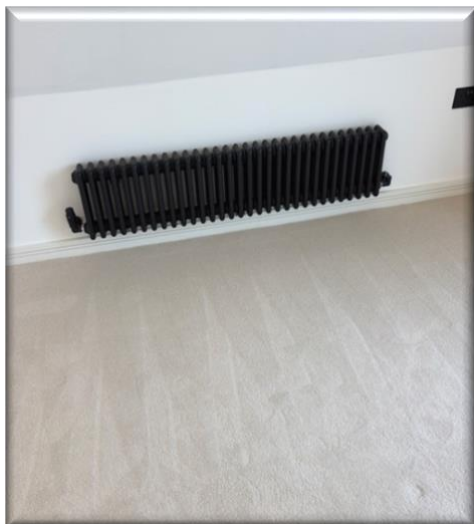
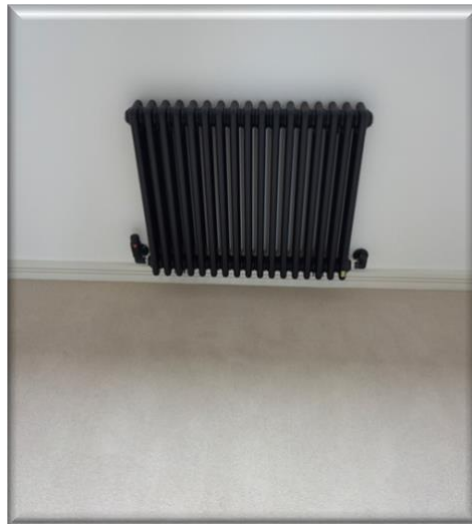


heating installation prior to legal commitment, unless recent, verifiable certification is provided.



Front en-suite









Heating & Hot Water (Continued)

GAS SAFE

We know moving home can be a stressful time with lots to consider, but safety should be top of the list to ensure you don't put yourself, or your family, in danger. Heating issues may not be your only problem if your new home's gas appliances are faulty.



Only Gas Safe registered engineers can legally undertake gas work at a property, whether it's on appliances, flues or pipework. This means your homebuyer or structural surveys might not confirm if the gas appliances in your new property are working as they should be by default and you'll need to check.

Unsafe appliances can cause carbon monoxide poisoning, gas leaks, fires and explosions, which is why we'd always advise that you get them checked before you move in.

What action should you take?

You'll want to obtain a gas safety record (sometimes known as a gas safety certificate) when buying a house. Here's what you'll need to do:

Ask the current owners for a gas safety record or certificate for all appliances in the property.

If they can't provide a record, or it's been over 12 months since the last check, get in touch with a Gas Safe registered engineer to carry out a gas safety check before you move in.



CR1 Appliances

Condition Rating 1

Overview

A range of new freestanding and integrated appliances has been installed within the kitchen and utility accommodation. The visible cooking equipment includes a flush-mounted electric or induction hob within the kitchen island. This incorporates a central downdraft extractor, which is likely to operate in recirculation mode because no external duct route or discharge terminal was identified.

The fitted kitchen also incorporates built-in cooking appliances within the tall cabinet units, together with other appliances concealed behind coordinated cabinet fronts.

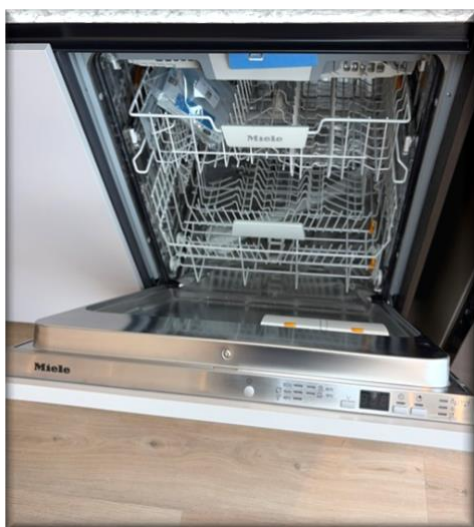
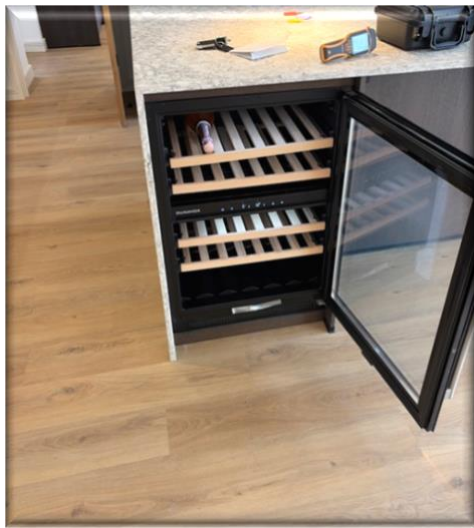
The appliances appear new and no visible damage was noted, but they were not functionally tested. Their presence should not be taken as confirmation that they are included in the sale or covered by the building contract. Your conveyancer should obtain a completed fittings-and-contents form clearly identifying every freestanding and integrated appliance that will remain.

Before legal completion, the purchaser should obtain:

- a complete appliance inventory with makes and model numbers;
- operating and installation manuals;
- purchase receipts and transferable manufacturer or retailer warranties;
- confirmation that each appliance has been registered where necessary;
- keys, accessories, shelves, trays, remote controls and other removable components; and
- confirmation that all appliances are connected, commissioned and operating correctly.

The appliances should be demonstrated before completion, including the ovens, hob, extractor, refrigeration, dishwasher and any washing or drying equipment. Any integrated appliance removed by the vendor must be replaced or the resulting cabinetry, plumbing, electrical connection and ventilation arrangements made good as agreed through the sale contract.

Condition rating 1: The appliances appeared new and no visible defects were identified. They were not operated or tested, so their working condition, warranties and inclusion in the sale should be confirmed before legal completion.







CR1 Chimneys & Fireplaces

Condition Rating 1

Overview

The property does not have any masonry chimneys, chimney breasts, open fireplaces or solid-fuel-burning appliances.

An electric imitation log-burning stove has been installed in the living area. This is a decorative electric room heater designed to reproduce the appearance of a wood-burning stove. The vertical pipe above it is a decorative feature and is not a working flue or chimney.

The appliance does not burn fuel and therefore does not require a combustion-air vent, chimney sweeping or a carbon-monoxide alarm specifically for its operation. It should nevertheless be used in accordance with the manufacturer's instructions, with the surrounding clearances and ventilation openings kept unobstructed. The electrical cable, plug, socket or fused connection should remain accessible and must not show signs of overheating or damage.

The heater should not be covered or used for drying clothing. The purchaser should obtain the operating instructions and warranty and confirm whether the appliance is included in the sale.

Condition rating 1: There are no working fireplaces, chimneys or combustion flues to maintain. The electric imitation log-burning heater appeared modern and in good visual condition, with no significant defects noted.





Chimneys & Fire Places (Continued)

HETAS



Certificate of Compliance

The Certificate demonstrates that the installation complies with the relevant Building Regulations and in England & Wales it is used to notify your Local Authority Building Control Department (LABC) of the work that was undertaken. It has been a legal requirement to notify these installations since 2005.

Replacement Certificate

Copies of HETAS certificates of compliance can be ordered through a HETAS online search. Simply enter your postcode and find the certificate for the property. Certificates cost £26 plus VAT and following payment you will receive an email with your certificate and an invoice.

Original appliance instructions manual

We would encourage you to leave the appliances instruction manual so that the new homeowner will be able to read up on how to use and operate the appliance safely.

If you have lost or misplaced the manual, you may be able to obtain a duplicate from your supplier or manufacturer.

Chimney Sweeping Certificate

This is handed over to the new homeowners so they will know when the chimney was last swept. We encourage having your chimney swept at least twice a year when burning wood and at least once a year when burning smokeless fuels.

The best times to have your chimney swept are just before the start of the heating season and after your stove has not been used over a prolonged period. If sweeping twice a year, the second time should be after the peak of the main heating season.

We recommend using a HETAS Approved Chimney Sweep



Chimneys & Fire Places (Continued)

Servicing Record

All solid fuel appliances require continued maintenance and servicing, to ensure they operate efficiently and safely. A routine service should be carried out at least once a year and must meet the appliance manufacturers' requirements given in any maintenance instructions.

After a servicing by a HETAS Engineer, a servicing & safety record sheet is presented to yourselves as the homeowner. This confirms any remedial work required and what checks/tests have been carried out during the service.

When moving home, it would be advisable to leave a copy of your latest Servicing Record so that the new homeowners have confirmation of the last service and details of the appliance. This will also aid future servicing technicians with having a history of the appliance servicing.



CR2 Services

Condition Rating 2

Overview

Electricity

The electricity meter and associated equipment are housed within an external cabinet in the front garden. The enclosure should remain secure, weather-resistant and readily accessible to the electricity supplier and emergency services. Vegetation and stored materials should be kept clear, and any damaged seals, hinges or cabinet components should be repaired promptly.

Gas

The gas meter and emergency control valve are located within a cabinet at the front of the house. The isolation valve was accessible at the time of inspection. The cabinet must remain adequately ventilated and should not be used for storage. All occupants should know the location of the valve so that the supply can be isolated quickly in an emergency.

Water

Neither the external water meter nor the internal or external main stopcock was located. A reinstated tarmac trench was visible within the road and may indicate the route of the incoming water service, but this could not be confirmed. The meter chamber or external stop valve may have become concealed beneath soil, planting or landscaping within the front garden.

The vendor should identify the exact position of the water meter and all main isolation valves before legal completion. Once located, the stopcock should be exposed, clearly labelled and checked to ensure it operates freely and shuts off the supply. It should remain accessible rather than being buried beneath landscaping. The water supplier may be able to confirm the recorded meter position and service route if the vendor cannot locate it.

Knowing the location of the main stopcock is important because an unidentified or seized valve can substantially increase water damage following a burst pipe or failed fitting. If no satisfactory isolation point can be found, a plumber should trace the incoming main and install or renew an accessible internal stop valve.



Telephone and broadband

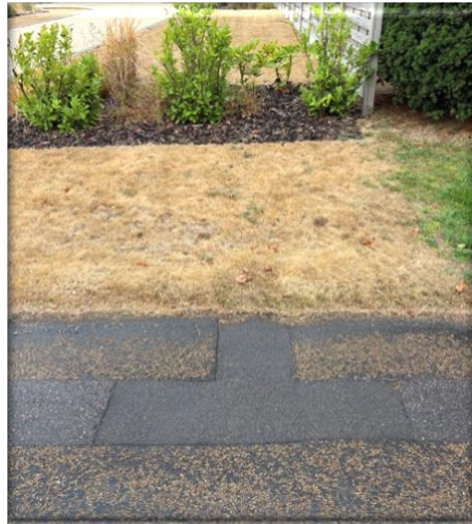
The property is connected to the Openreach network. The equipment photographed is an Openreach optical network terminal rather than a conventional telephone-only socket. This indicates that a fibre-to-the-premises connection has been installed, with fibre brought directly into the house.

BT currently offers Full Fibre packages with advertised download speeds up to 900 Mbps where its fastest service is available. The actual package, upload speed and guaranteed minimum will depend on the provider, network records and service selected. [BT broadband information](#)

The purchaser should carry out an address-specific availability check immediately before ordering, as available products and speeds can change. The Openreach terminal's serial details should be provided to the chosen supplier, and the vendor should confirm whether the existing service remains active. Any router, mesh equipment or telephone handset should be specifically listed in the fittings-and-contents form if it is to remain.

A modern telephone service may be supplied digitally through the broadband router rather than through a traditional powered copper line. This means telephone and internet services may cease during a power cut unless suitable battery backup is provided. Given the size and construction of the house, a mesh Wi-Fi system or additional wired access points may be beneficial to provide reliable coverage throughout.

Condition rating 2: The electricity, gas and Openreach fibre equipment appeared modern and appropriately located, with no significant visible defects. However, the water meter and main stopcock were not identified and must be located, made accessible and tested before occupation.





CR2 Alarm Systems

Condition Rating 2

Overview

The house has numerous interlinked smoke, heat and carbon-monoxide alarms positioned throughout the accommodation. The alarms responded when their test controls were operated, including the interconnected warning function. This provides good coverage for a house of this size and layout.

Several detector heads remained fitted with temporary blue dust covers used during construction and decoration. These covers prevent smoke or heat from reaching the sensors normally and must be removed from every detector before the house is occupied. After removal, the complete system should be retested from each alarm position to confirm that all sounders operate and the interlink remains effective. Operating a test button confirms the power supply, sounder and interconnection but does not confirm that a covered or contaminated sensor will detect smoke correctly.

The purchaser should obtain the alarm schedule, installation and commissioning information, manufacturer's instructions, replacement dates and details of battery backup. Alarms should be tested regularly, kept free from dust and paint, and replaced at the end of their stated service life. Any alarm still showing a fault, low-battery or contamination warning after the dust covers are removed should be replaced.

A burglar-alarm system has also been installed, including a keypad and internal sensors. The system appeared modern, with no significant visible defects noted. The vendor should provide all user and engineer codes, zone information, instructions, installer details, maintenance records, fobs and app access. The purchaser should change the user code and account password following completion and confirm whether the system is monitored or subject to a continuing subscription.

A CCTV system is installed, with external cameras and an internal display showing multiple camera views. The vendor should provide the recorder, power supplies, passwords, administrator access, mobile-app details, operating instructions and any cloud-storage or monitoring subscription information. Ownership of all associated online accounts should be formally transferred and the vendor's remote access removed. The purchaser should then create new passwords and confirm the recording period, image quality, time settings and available storage.

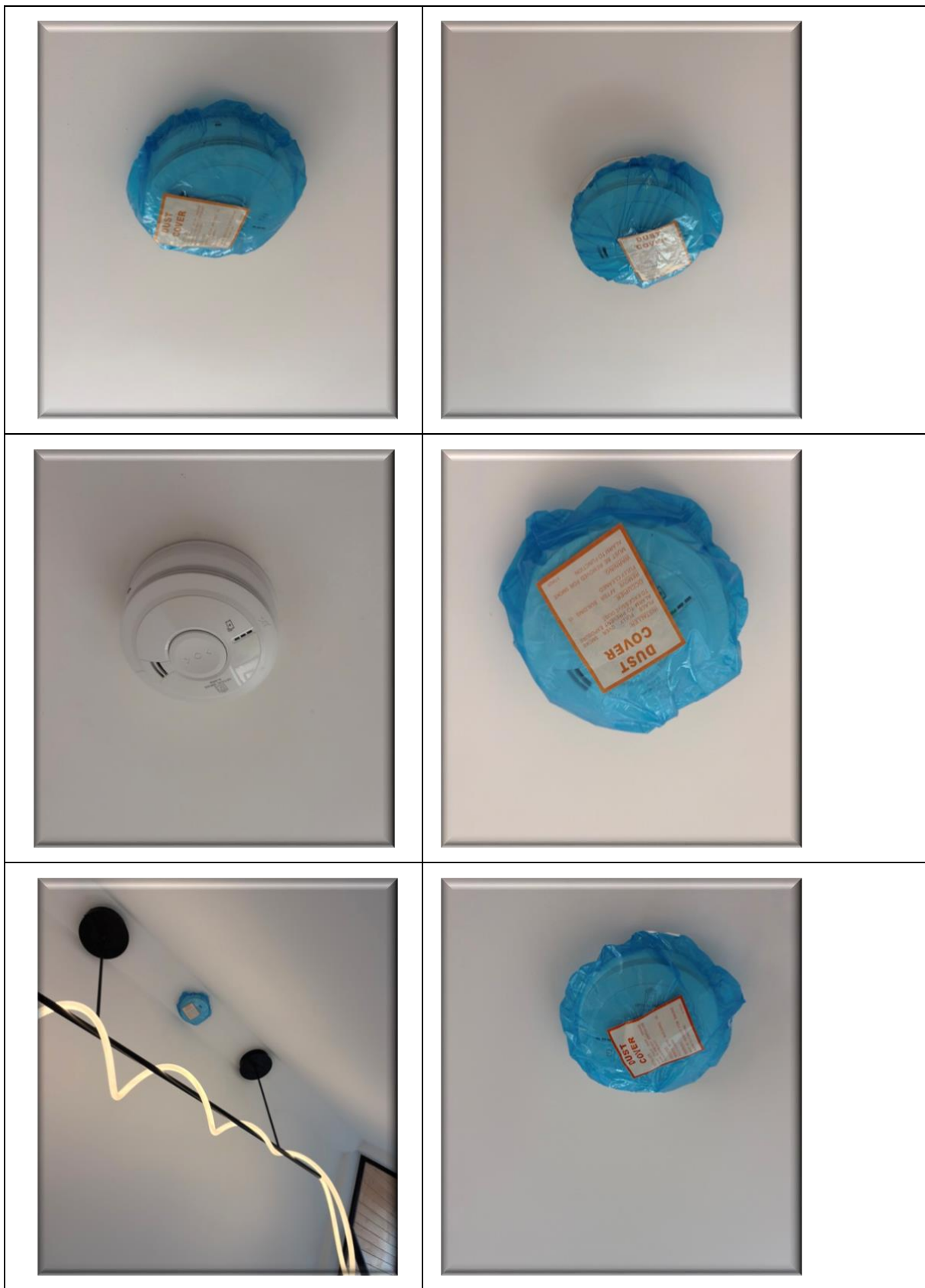
External cameras should be positioned to monitor the property while avoiding unnecessary recording of neighbouring private areas. Lenses, housings, brackets



and cable entries should be checked and cleaned periodically, particularly because salt-laden coastal air can accelerate corrosion and impair image quality.

Condition rating 2: The fire-detection, burglar-alarm and CCTV systems are modern and appeared operational. However, the temporary dust covers must be removed from all detector heads and the complete interlinked alarm system retested before occupation. All codes, instructions, account access, commissioning records and warranties should be obtained from the vendor.









CR1 Rooms



Bedroom



Wardrobe



Ensuite Bathroom



Landing



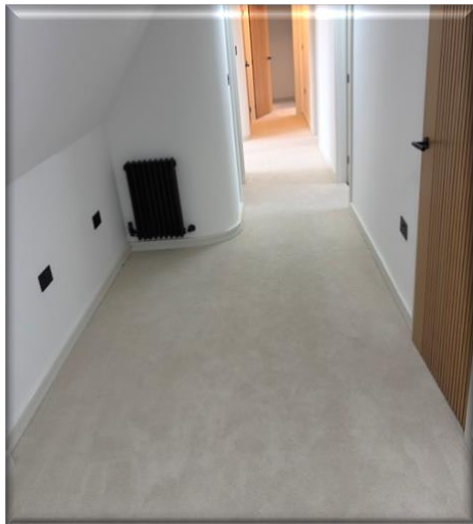
Bedroom



Bathroom



Bedroom



Landing



Bedroom



Ensuite Shower Room



Bedroom



Ensuite Shower Room



Downstairs Shower Room



Boot / Utility Room



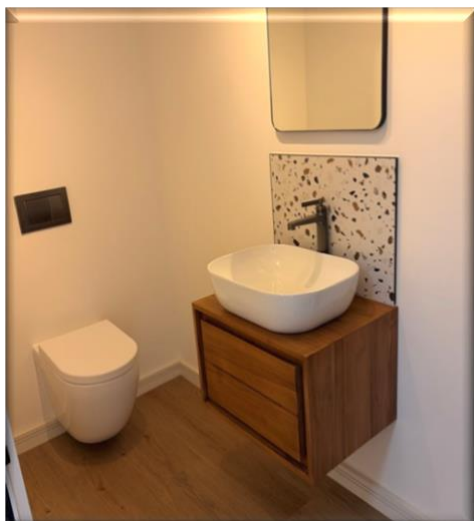
Kitchen



Dining Area



Living Area



WC



Hallway



Study



Media Room



CR2 Roof

Condition Rating 2

Overview

The roof has been substantially reconstructed as part of the recent extension and renovation works. It comprises a complex arrangement of gabled, hipped and Dutch-hipped pitched roofs, together with intersecting valleys, a flat-roofed dormer and extensive flat roofs over the rear ground-floor extensions. This produces an attractive architectural form but creates numerous junctions, abutments and changes in level that require careful detailing and regular maintenance.

Pitched roofs

The pitched slopes are covered with new dark grey imitation slates, likely to be fibre-cement or a similar manufactured product. These provide a consistent appearance, are lighter than natural slate and generally require little maintenance. Their reduced weight is advantageous for the roof structure but makes correct fixing particularly important in an exposed coastal location.

The slates appeared evenly laid, with generally consistent courses and no widespread cracking, displacement or missing units. The roof planes were reasonably even, with no visible bowing or distortion. Hips and ridges are finished with mechanically secured ridge tiles incorporating visible clips. This is preferable to reliance on mortar alone and provides improved resistance to wind uplift, provided all fixings, seals and support systems have been installed in accordance with the manufacturer's specification.

The property's exposed coastal position subjects the coverings to strong suction forces during gales. The fixing specification should therefore reflect the site's wind exposure and should include suitable nails, hooks or rivets, correct headlaps and appropriate perimeter and verge restraint. The installation details, manufacturer's specification and roof warranty should be obtained. Ridge and hip clips should be checked periodically for loosening or corrosion, as salt-laden air can accelerate deterioration of unsuitable metal components.

The valleys are lined with a preformed weathering system and are key drainage points for several roof slopes. Small amounts of leaves, twigs and construction debris were present within the valleys. These should be removed because even limited debris can obstruct water flow, retain moisture and cause water to track beneath the adjacent slates during intense or wind-driven rainfall. The valley



linings, side laps, lower outlets and junctions with the eaves should then be checked for damage and correct detailing.

A length of timber batten was also left within a gutter beneath the solar-panel roof slope. This should be removed without delay. It restricts the gutter's capacity, traps further debris and could contribute to overflow during heavy rainfall. All gutters and outlets should be cleared following completion of the building works and then water-tested.

The roof contains numerous abutments and changes of direction. These areas are more vulnerable than open roof slopes and should be inspected after severe coastal storms for lifted slates, loose ridge components, displaced flashings or debris accumulation. Wind-driven rain can pass through relatively small defects, so early maintenance is important even where no internal staining is initially visible.

Flat roofs and dormer

The dormer and rear extension flat roofs are covered with a glass-reinforced plastic system. GRP normally comprises a rigid timber deck, resin-saturated glass-fibre laminate and a coloured protective topcoat. When correctly installed on a stable, dry deck, it forms a seamless and durable covering that is particularly useful around rooflights, upstands and irregular roof shapes.

The flat roofs generally appeared intact and serviceable, with formed perimeter kerbs, upstands and outlets. However, areas of uneven or patchy finishing were visible around some rooflights and abutments, together with local surface soiling and evidence that water may remain temporarily in some areas. The falls and all outlets should be checked to ensure that rainwater drains freely without persistent ponding.

Fine splitting and crazing were noted in the GRP topcoat over the ground-floor rear extension. This may have resulted from excessive catalyst, application in unsuitable conditions, insufficient resin, poor mixing, thermal movement or movement within the supporting deck. An over-catalysed coating can cure too rapidly and become brittle. The photographs suggest that at least some of the cracking may be confined to the protective topcoat, but this must not be assumed because cracks extending through the structural laminate could allow water to reach the timber deck.

The rear extension roof should be inspected by the original installer or a GRP roofing specialist while the work remains new and any warranty remains available. The affected areas should be cleaned and lightly abraded so the depth and extent of the cracking can be established. Where only the topcoat has failed, a compatible repair and renewed protective coating may be sufficient. Where the laminate is



split, loose, poorly bonded or moving, the affected section should be cut back and properly re-laminated before a new topcoat is applied. Simply painting over the cracks is unlikely to provide a durable repair.

The higher-level GRP roof should also be closely checked, even where obvious splitting was not visible, because it may have been installed using the same materials and application process. Particular attention should be given to changes in colour or texture, joints in the supporting deck, internal corners, rooflight kerbs, outlets and abutments with the pitched roofs. Written confirmation of the inspection and any repairs should be obtained from the contractor.

Flat-roof outlets should be cleared regularly, particularly after storms. GRP can be damaged by unnecessary foot traffic, sharp objects or ladders, so access should be limited and suitable protection used whenever maintenance is undertaken.

Solar panels

Nine photovoltaic panels have been installed on the rear roof slope. The panels appeared regularly aligned and securely mounted on proprietary rails. No obvious displaced panels, loose frames or damaged glazing were seen. The mounting brackets, rails, cable clips, roof penetrations and weathering details should nevertheless be confirmed through the installer's commissioning documentation and periodically checked following severe gales.

No bird-exclusion mesh has been installed around the panel perimeter. Birds may nest beneath panels, where accumulated nesting material and droppings can obstruct roof drainage, retain moisture, restrict ventilation and damage exposed cables. A proprietary non-penetrating bird-guarding system should be fitted by the solar installer or another competent specialist. It must not be screwed through the slates or installed in a way that restricts ventilation, damages cables or invalidates the panel and roof warranties.

Fascias and soffits

The fascias and soffits are finished with aluminium coverings over solid timber backing. Aluminium provides a durable, low-maintenance external surface and offers good resistance to normal weathering, although salt deposits should be washed away periodically and damaged coatings repaired promptly.

The timber visible behind the aluminium did not appear to have received preservative treatment or adequate sealing. The metal covering conceals much of the timber and could delay the visible appearance of decay if water enters through defective gutters, joints, roof edges or fixings. Untreated timber that remains



persistently damp is vulnerable to fungal decay, particularly where moisture becomes trapped behind impermeable metal coverings.

Accessible exposed timber edges and cut ends should be dry before being treated with a suitable preservative and end-grain sealer. The aluminium should be detailed so that water drains outward, while any required eaves ventilation remains unobstructed. Gutter joints, fascia fixings and roof-edge details should be inspected regularly because concealed leakage could otherwise cause significant deterioration before it becomes apparent externally.

The roof-covering specifications, GRP and slate warranties, solar-panel mounting details, wind-loading calculations and Building Regulations completion documentation should be obtained before legal completion.

Condition rating 2: The new pitched and flat roof coverings were generally in good order, with no widespread displacement, distortion or evidence of current water penetration. However, debris must be removed from the valleys and gutters, the split and crazed GRP topcoat over the rear extension requires specialist investigation and repair, and the other GRP roofs should be checked for similar application defects. The untreated timber concealed behind the aluminium fascias and soffits also requires appropriate protection and careful future monitoring.



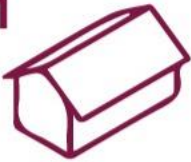






Types of roofs

1



Gable roof

2



Hip roof

3



Dutch roof

4



Mansard roof

5



Flat roof

6



Shed roof

7



Butterfly roof

8



Gambrel roof

9



Dormer roof

10



M Shaped roof







National Federation of Roofing Contractors

NFRC competent person scheme is a government licensed scheme that allows professional roofing contractors the unique ability to self-certify that their roof refurbishment work complies with building regulations in England and Wales.

ROOFING
COMPETENT
PERSON
SCHEME

7NFRC

12676

This self-certification scheme allows entry to a building regulation compliance certificate (BRCC) on the local authority building control database.

This is an important document if you plan on selling your property for a number of reasons. Some mortgage providers will insist on a regularisation certificate before allowing the deal to be completed to make sure substandard work has been carried out. If substandard work has been carried out then this work will need to be corrected before completion or the house sold at a big discount.

To be a part of this scheme contractors are audited rigorously against a robust set of criteria including, a financial check, office audit, and site inspection prior to being registered as an NFRC CPS contractor.

More information can be found at

<https://nfrccps.com/property-owners/residential.html>



CR2 External Walls

Condition Rating 2

Overview

Construction

The house comprises the substantially altered original dwelling together with extensive front, side and rear extensions. The available EPC describes a mixture of cavity masonry walls, including assumed insulated and uninsulated sections, and insulated timber-framed construction. This is consistent with the different phases and forms of construction visible around the building.

The original house is likely to contain conventional masonry cavity walls, while the newer extensions appear to incorporate a combination of insulated cavity masonry and timber-framed elements. The walls are predominantly finished externally with a thin-coat silicone render system, with hardwood timber cladding used to selected gables and balcony areas.

Modern insulated cavity walls provide good structural durability, weather resistance and thermal performance when the cavities remain clear and the wall ties, insulation, cavity trays and weep vents are correctly installed. Timber-framed walls can achieve high insulation values with relatively slender construction, but they rely heavily on correctly installed breather membranes, vapour control, drained cavities, flashings and cavity barriers. Persistent moisture entering behind the outer finish can damage concealed timber before the problem becomes visible internally.

The EPC descriptions are partly based on assumptions and should not be treated as confirmation of the precise construction. The approved drawings, wall specifications, insulation details, structural calculations and Building Regulations inspection records should be obtained.

Rendered elevations and movement joints

Silicone render provides a water-shedding, vapour-permeable and relatively low-maintenance finish. It can accommodate limited thermal movement, but it is not capable of absorbing unrestricted movement over long elevations or between different forms of construction. Movement joints are therefore needed at appropriate intervals, at changes in substrate and wherever corresponding joints occur in the supporting wall.

The system designer or manufacturer commonly requires uninterrupted rendered panels to be divided at intervals of approximately 4–6 metres, although the exact



spacing depends on the substrate, orientation, openings, materials and product specification. A movement joint allows adjacent sections to expand, contract and settle independently. Without one, stress accumulates in the rigid render coat and is released by cracking, often at the weakest point or above a large opening.

A prominent vertical crack was noted in the rendered side wall of the garage, which forms part of the newer side extension. This elevation extends for more than approximately 6 metres without an obvious movement joint. The location and form of the crack are consistent with drying shrinkage, initial settlement and thermal movement concentrated within an uninterrupted rendered panel. Minor associated internal cracking was also reported, but there was no significant distortion or displacement to suggest major structural movement.

No purposeful movement joints were apparent within the rendered elevations elsewhere. Further cracking may therefore develop as the original and extended parts of the building respond differently to changes in temperature, moisture and loading. This is particularly relevant at junctions between masonry and timber-framed construction, around balconies and beneath or above large openings.

The crack should be measured, photographed and monitored while the building continues through its initial drying and settlement period. The render installer and system manufacturer should then inspect the wall and confirm the required joint layout. If the crack is stable and confined to the render, loose material should be removed and the elevation repaired using compatible reinforcement, base coat and finish. Where movement is expected to continue, a properly formed movement joint with suitable beads and flexible sealant should be installed rather than repeatedly filling the crack with rigid material.

The joint must relate correctly to the supporting construction. Cutting a shallow groove into the render alone may not be sufficient if the masonry or framed substrate also requires a structural movement joint. The installer should confirm the substrate arrangement before work begins. If the crack widens, becomes stepped, passes through the underlying masonry or is accompanied by distortion, a structural engineer should inspect it.

Kitchen bi-fold opening

Further cracking is visible in the render above the wide kitchen bi-folding doors. This position is vulnerable because the render spans a large opening and may be affected by differential movement between the supporting beam or lintel, surrounding masonry, window frame and the finishes above. No movement joint has been provided, so the repaired render may crack again unless the underlying detailing is improved.



The kitchen bi-folding doors also became displaced from their running mechanism during operation and require adjustment. The original installer should first check that the frame, tracks and supporting opening are level, square and securely fixed. If the doors cannot be adjusted to operate smoothly, or if they lose alignment again, a structural engineer should check the support above the opening, bearings and possible deflection. The door fault should not be attributed solely to normal hardware adjustment until the repeated render cracking and wide supporting span have been considered.

Cavity-tray weep vents above the kitchen doors have been covered by the render and are blocked. These vents are intended to discharge water collected by the cavity tray above the opening. Blocking them prevents the cavity from draining and can cause moisture to accumulate above the lintel, enter the inner wall or contribute to corrosion and frost damage.

The concealed vents must be located and reinstated using appropriate proprietary weep components connected to the cavity tray. Random holes should not simply be drilled through the render because this may miss the cavity tray or damage the waterproofing. The installer should confirm that the tray is continuous, has correctly formed stop ends and falls towards the outlets. The same check should be made above all other rendered openings.

The blocked weep vents and cracking above the bi-fold doors should be corrected before the Building Regulations work is treated as complete. Building Control may require evidence that the cavity tray, weep arrangement, lintel or beam and render movement detailing comply with the approved construction.

Render base and drip beads

Bellcast or drip beads have been installed at the base of the render, but these are generally only about 75 mm above the surrounding finished ground level. This provides limited protection against rain splash, saturated paving, snow accumulation and capillary moisture. A clearance of approximately 150 mm is normally sought between vulnerable wall finishes or the damp-proof course and finished external ground, subject to the particular wall and threshold design.

The low clearance is more important in this exposed coastal position, where wind-driven rain can saturate the base of the walls. Repeated splashback can stain the render, promote algae and allow moisture to reach the supporting background. The cavity and damp-proof-course details may also be concealed by the low finish.

The relationship between the drip bead, damp-proof course, cavity base and adjoining paving should be checked against the approved details. Where practicable, the external ground or gravel margin should be lowered to provide



greater clearance and positive falls away from the house. If this cannot be achieved without affecting thresholds or drainage, the render base may need to be reformed with a higher drip bead and a suitably detailed exposed plinth. Building Control may require this detail to be altered before issuing a completion certificate.

Porch and entrance

Minor cracking and local separation were noted at the porch ceiling and wall junction near the front entrance. This appears consistent with differential drying and movement between adjoining materials rather than significant structural failure. Loose material should be removed and the junction repaired with a compatible flexible external filler or sealant before redecoration. The area should be monitored for recurrence.

Timber cladding

Vertical hardwood timber cladding has been installed to selected gables and around parts of the balcony elevations. This provides an attractive natural finish and, when correctly detailed, acts as a drained and ventilated rainscreen. Hardwood is durable but will move across the grain as moisture conditions change and will weather to a silver-grey colour unless regularly treated.

A small section of cladding is missing within the balcony area and should be replaced with matching material. The replacement should maintain the intended ventilation and drainage behind the boards. Cut ends should be sealed, and fixings should be corrosion-resistant stainless steel suitable for the exposed marine environment. Ordinary plated fixings can stain the timber and corrode rapidly in salt-laden air.

The cladding should be inspected periodically for loose or split boards, open joints, blocked cavity ventilation and staining around fixings. The purchaser should establish whether the intended appearance is naturally weathered timber or a maintained oiled finish and follow the manufacturer's maintenance schedule.

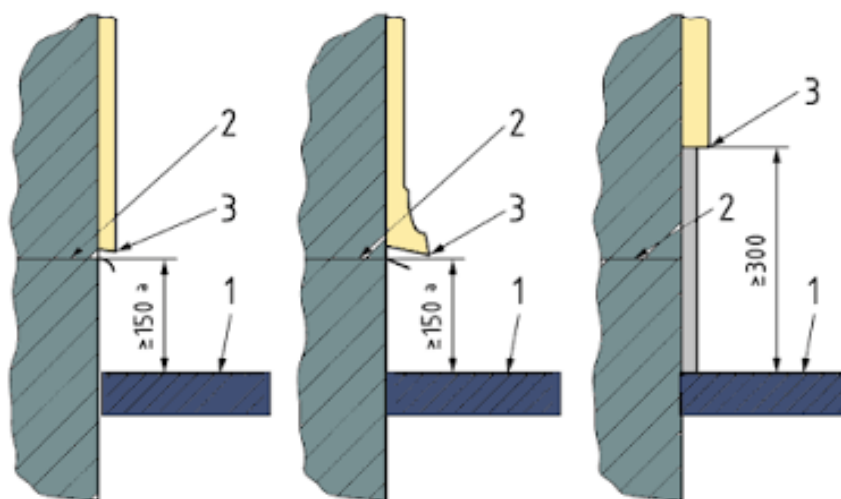
Coastal maintenance

Cracks and incomplete junctions are more vulnerable in Sandwich Bay because strong winds can drive rain through openings that might remain dry in a sheltered location. Salt deposits can also retain moisture and accelerate deterioration of metal beads, fixings and reinforcement if unsuitable materials have been used. The render should be inspected after severe storms, cleaned gently where necessary and not subjected to aggressive pressure washing.



The vendor should provide the render-system specification, installer's warranty, colour and batch details for future repairs, movement-joint design, cavity-tray information and confirmation that beads and fixings are suitable for coastal exposure.

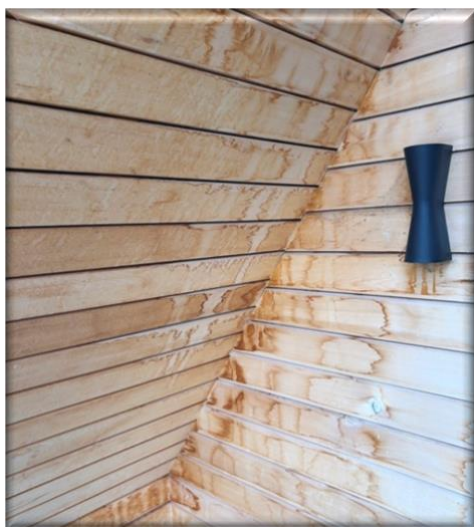
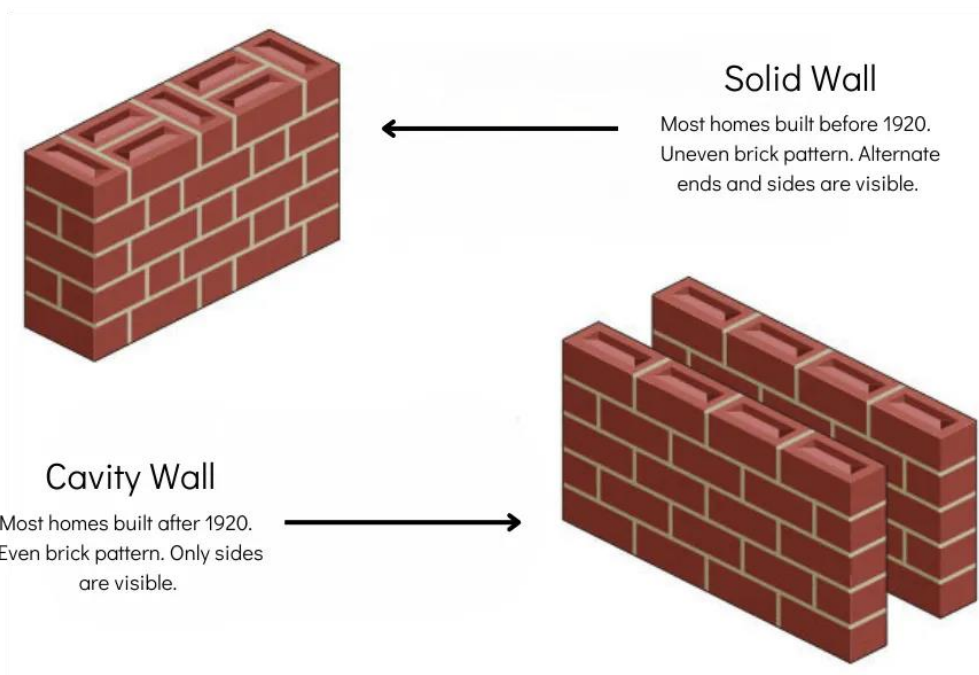
Condition rating 2: The external walls were generally modern, visually straight and free from evidence of significant structural instability. However, the prominent render crack to the garage side extension, cracking above the kitchen bi-fold doors, absence of movement joints, blocked cavity-tray weep vents, low render drip beads and missing section of timber cladding require investigation and remedial work. The door opening should be checked by the installer and, if satisfactory adjustment cannot be achieved or cracking recurs, by a structural engineer.



Key

- 1 ground level
- 2 damp-proof course
- 3 socle or drip bead

^a A higher minimum distance may be necessary due to local climatic conditions.







Blocked weep vents and cracked render –
no expansion joints installed





CR1 Grounds & Boundaries

Condition Rating 1

Overview

The property occupies a generous plot within the private Sandwich Bay estate. The external areas comprise a large rear lawn, planted borders, paved terraces and paths, gravel margins and access areas around the house. The garden is generally level and open, with established planting concentrated around the perimeter.

The paved areas are formed with large-format slabs and were generally even and serviceable. No significant displacement, hazardous settlement or widespread cracking was noted. The paving and gravel margins should be kept below the wall damp-proof course and render drip beads, with falls maintained away from the building wherever practicable. Joints should be kept filled and vegetation controlled to reduce movement and water penetration.

The lawn was dry and locally worn at the time of inspection, but this appears seasonal rather than indicative of a drainage defect. The planted beds and young landscaping will require routine watering, pruning and maintenance while becoming established.

The boundaries are formed principally by close-boarded timber fence panels supported by concrete posts and gravel boards, together with rendered masonry walls closer to the house. These appeared generally upright, stable and serviceable. The concrete supports reduce direct contact between the timber and damp ground, but the panels should still be checked periodically for wind damage. This is particularly important in the exposed coastal location, where fencing is subject to greater wind loading.

Localised holes and disturbed soil were noted along the rear boundary and appear consistent with rabbits digging beneath or beside the fence. These areas should be monitored to confirm that the activity is not continuing. Once inactive, the holes should be carefully filled and compacted to remove trip hazards and reduce the risk of local loss of support to the fence line. If the activity persists, humane control or suitable below-ground mesh protection should be considered, taking care not to obstruct drainage or disturb boundary structures.

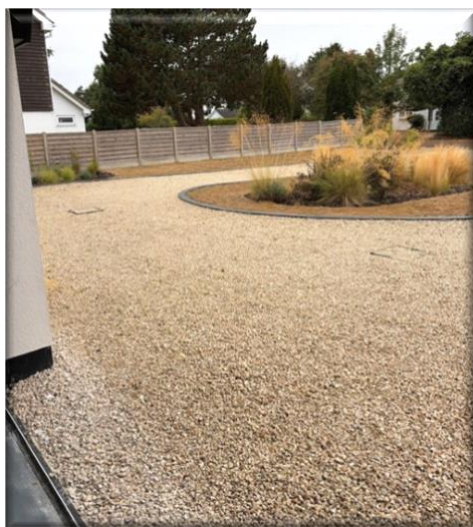
A pronounced vertical water stain was present on one rendered boundary wall. The top of the wall appears to fall slightly towards this position from both directions, creating a local low point from which accumulated rainwater drips down the face. The staining is therefore consistent with concentrated surface runoff rather than a significant wall defect.

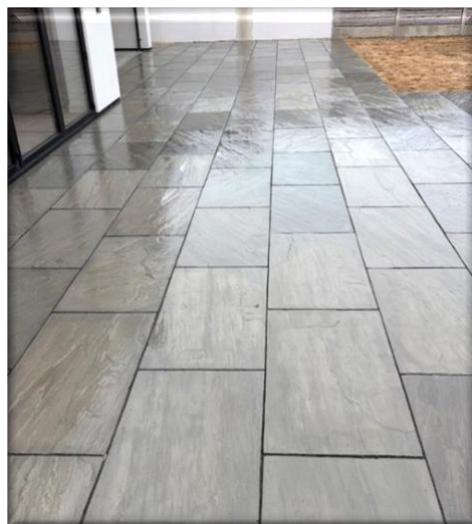


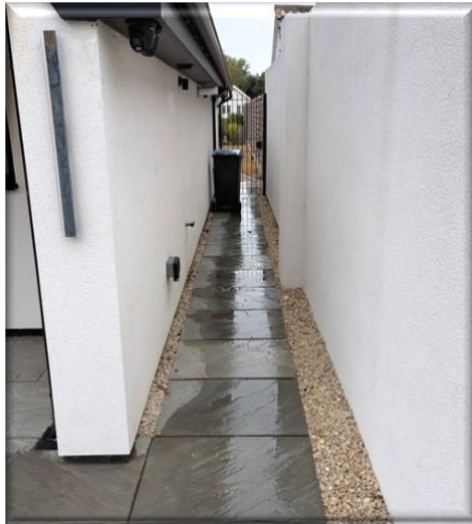
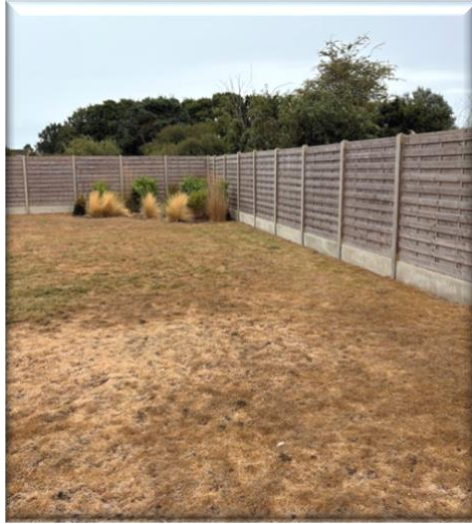
The wall top should be checked to confirm that its coping or weathering detail is sound and that water is not entering through open joints. If the staining is considered unacceptable, the coping can be reformed locally to provide a consistent fall and an effective projecting drip on each side. The existing stain can then be cleaned using a method compatible with the render finish. Aggressive pressure washing should be avoided.

Boundary positions, ownership and maintenance responsibilities cannot be determined from their physical appearance alone. Your conveyancer should compare the boundaries with the title plan and clarify responsibility for the fences, rendered walls, entrance arrangements and any estate-maintained areas.

Condition rating 1: The gardens, paving and boundary structures were generally in good and serviceable condition. Rabbit activity at the rear boundary and concentrated rainwater staining to a rendered wall require routine monitoring and minor maintenance only.











CR2 Drainage

Condition Rating 2

Overview

The accessible external drainage inspection covers were lifted. These include chambers set within the gravelled driveway and surrounding hard landscaping. The visible chambers, channels and pipe connections appeared relatively clean and serviceable, with no obvious obstruction, backing-up, displacement or significant accumulated deposits.

An inspection chamber is also located within the garage floor. This has a sealed cover, which is appropriate for an internal chamber because it helps prevent drainage odours, gases and wastewater from entering the building. The cover should remain securely sealed and accessible for future maintenance rather than being permanently covered by storage or floor finishes.

The inspection was limited to the visible sections of the drainage system and did not include pressure testing, CCTV inspection or a full discharge test. However, no signs of an active drainage defect were noted. The purchaser should obtain any available drainage layout and confirm through the water and drainage search that the property is connected to the public sewer system and whether any shared drains cross the site.

The gutters, downpipes and most rainwater outlets appeared new, securely fixed and generally serviceable. No widespread leakage, displacement or blockage was apparent. Gutters, valleys, hoppers and drainage grids should be cleared regularly, particularly after storms, as the exposed location and surrounding vegetation can result in rapid accumulation of windblown debris.

The hopper receiving water from the rear flat roof is not positioned or detailed effectively. The flat-roof outlet does not project sufficiently into the hopper, allowing some rainwater to miss the opening or track back against the wall. This has produced a pronounced vertical stain beneath the hopper. In wind-driven rain, the amount of water bypassing the hopper is likely to increase.

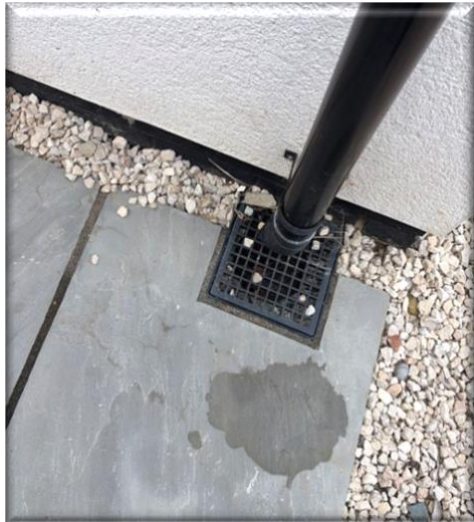
The outlet should be extended or reformed promptly so that it projects securely over and into the hopper, with a positive fall and effective drip edge. The repair must remain compatible with the GRP flat-roof covering and should not reduce the outlet capacity or create a raised obstruction that holds water on the roof. The hopper should also be checked for adequate size, secure fixing and alignment with the downpipe.



Following repair, the outlet should be water-tested to confirm that the full discharge enters the hopper without running back onto the render. The wall should be allowed to dry before the staining is cleaned using a method suitable for the silicone render. Any loose, softened or persistently damp render should then be repaired.

Condition rating 2: The accessible drainage chambers, gutters, downpipes and most rainwater outlets appeared serviceable, with no evidence of blockage or surcharge. However, the rear flat-roof outlet is not discharging effectively into its hopper and is staining the wall. The outlet requires prompt extension or alteration followed by water testing.







CR3 Garage

Condition Rating 3

Overview

The integral double garage is contained within the newer side extension and is accessed internally from the house. It has a solid concrete floor and provides space for vehicle parking, storage and building-services equipment.

The concrete floor appeared generally level and serviceable, with no significant cracking, movement or deterioration noted. A sealed drainage inspection chamber is incorporated within the floor and should remain accessible and properly sealed.

The main vehicle entrance has an electrically operated roller-shutter door. The door opened under power but became stuck when closing and had to be shut manually using the rotary emergency handle. This may result from misaligned tracks, binding within the curtain, incorrect travel limits, a motor or control fault, or a problem with the safety sensors.

The door should be inspected and serviced by the installer or a competent garage-door specialist before regular powered operation resumes. The contractor should check:

- alignment and secure fixing of the guides and roller barrel;
- the motor, controls, travel limits and remote transmitters;
- safety-edge and obstruction-detection operation;
- the emergency manual-release mechanism;
- anti-drop or fall-protection devices; and
- damage, distortion or binding within the door curtain.

The door should then be demonstrated through several complete opening and closing cycles. All remote controls, keys, operating instructions and warranty documents should be obtained from the vendor. Tracks and metal components will require periodic cleaning and maintenance because airborne salt can accelerate corrosion.

The solar inverter, battery-storage equipment, consumer or distribution units and EV charger are located within the garage. This is a practical location for servicing, but the equipment must remain accessible and should be protected against vehicle impact, water, excessive heat and obstruction by stored items. Manufacturer-specified clearances and ventilation must be maintained around the inverter and battery, and combustible materials should not be stored against them.

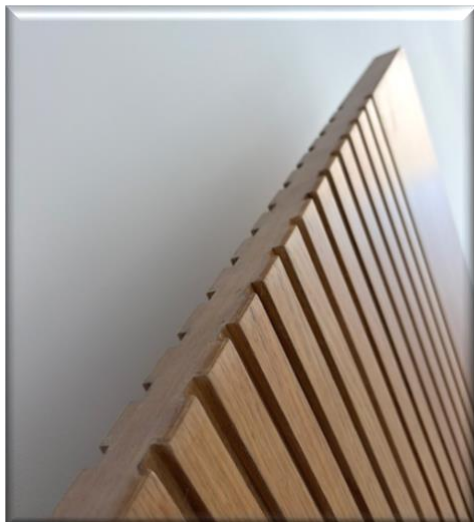
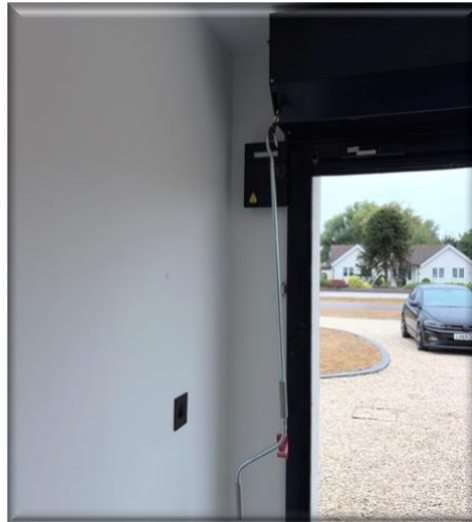
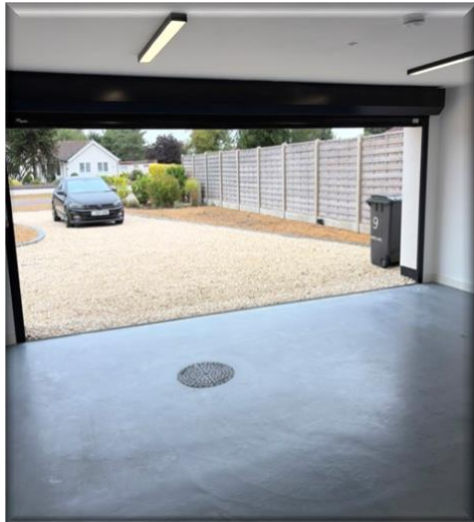


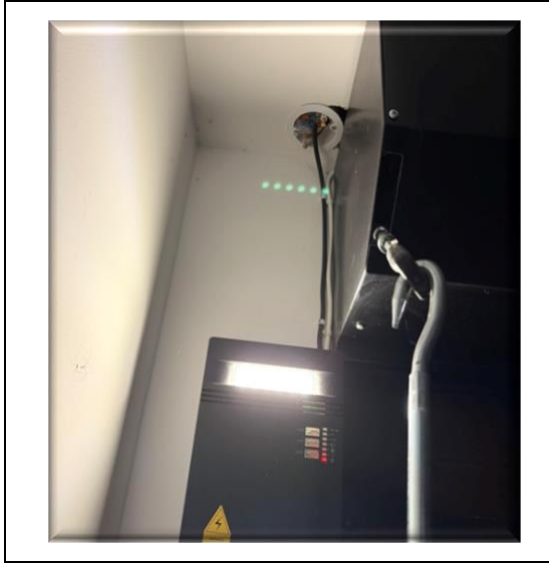
The personnel door between the garage and the dwelling is not an FD30 fire-resisting doorset and does not provide the required level of protection between the garage and the accommodation. This is a significant fire-safety defect because the garage contains vehicles, electrical distribution equipment, solar and battery equipment, and other potential ignition sources.

The existing door and, where necessary, its frame should be replaced with a certified FD30S doorset providing at least 30 minutes' fire resistance and smoke control. The complete installation should include compatible intumescent strips and smoke seals, suitably rated hinges and ironmongery, an effective latch and a self-closing device. It should close fully into the frame and engage the latch from any open position without assistance. Current fire-safety guidance addresses fire doorsets between a dwelling and an integral garage. [Approved Document B: fire safety](#)

The replacement should be installed as a tested doorset by a competent fire-door installer rather than treating the door leaf, frame and ironmongery as unrelated components. Perimeter gaps between the frame and wall must be correctly fire-stopped, and the installation should be inspected and accepted by Building Control as part of the outstanding completion process. The door should not be wedged open.

Condition rating 3: The garage structure and concrete floor appeared sound, but the personnel door does not provide the required fire resistance between the integral garage and the dwelling and should be replaced promptly with a certified self-closing FD30S doorset. The roller-shutter door also jammed while closing and requires specialist adjustment and safety testing.







CR1 Balconies

Condition Rating 1

Overview

Two first-floor balconies are provided, serving the principal bedroom and Bedroom 2. They are recessed within the roof form and are likely to be supported by concealed steel framing connected to the main structure. The supporting structure was not exposed, but no visible distortion, excessive movement or other indication of instability was noted.

The walking surfaces are finished with grey composite decking boards. Composite boards are durable, slip resistant when clean and less susceptible to decay than untreated timber. They will nevertheless expand and contract with changes in temperature, so suitable perimeter clearances and drainage gaps must be maintained. The surfaces should be kept clear of leaves, sand and algae, as these can retain moisture and reduce slip resistance.

The balcony edges are protected by clear toughened-glass balustrades secured within dark metal base channels or framing. The glazing appeared securely fixed and stable, with no obvious cracks, chips or loose components. The glass should carry an appropriate permanent safety-glazing mark, and the guarding height, structural load resistance and fixing specification should be confirmed through the approved drawings and Building Regulations completion documentation.

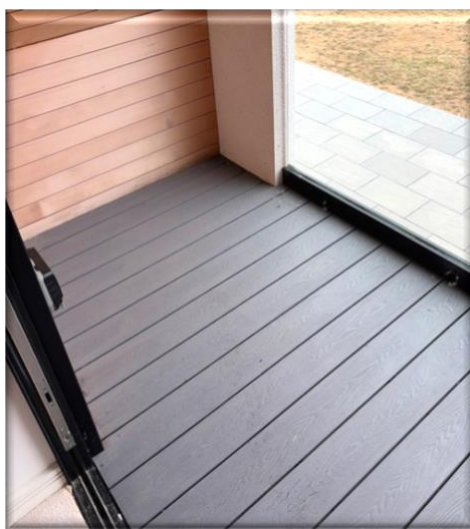
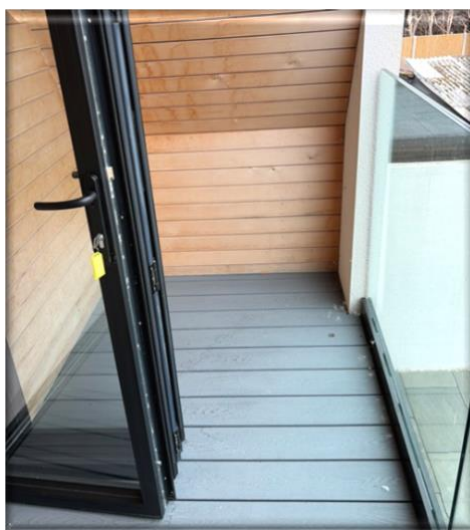
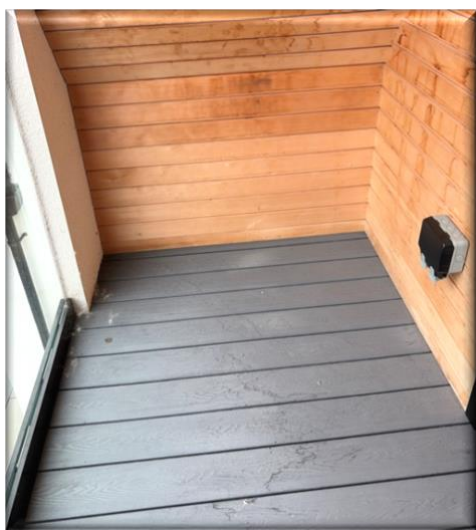
Water should drain freely through or beneath the decking to the waterproof layer and outlet below. The spaces between boards, perimeter drainage routes and any concealed outlets should be kept unobstructed. Particular attention should be given to the junctions with the balcony doors, surrounding hardwood cladding and roof coverings, as these are vulnerable to wind-driven rain.

The exposed coastal environment will place additional demands on the concealed steel frame, balustrade channels and fixings. Salt deposits should be washed periodically from the glass and metalwork using fresh water. Scratched coatings, loose fixings or early corrosion should be addressed promptly. Any concealed structural steel should have a suitable protective coating for the marine environment.

The door thresholds and adjacent seals should be inspected after severe storms. Water must not be allowed to pond against the frames or enter beneath the doors. The vendor should provide the balcony structural design, waterproofing details, product specifications and relevant warranties.



Condition rating 1: The balconies, composite decking and glazed balustrades appeared modern, stable and in good serviceable condition, with no significant defects noted. Routine clearing, cleaning and inspection of the drainage routes, waterproofing junctions and coastal-exposed metal components will be required.





Surveyors Declaration

This report was written by Alan Edmunds MCIOB AssocRICS MRPSA under the following professional membership numbers	RICS - 6764518 CIOB – 2026202 RPSA – EDM3420
Phone Number	07736 232775
Company	BuildPerception Property Surveyors
Qualifications	Associate of the Royal Institution of Chartered Surveyors Member of the Chartered Institute of Building Member of the Residential Property Surveyors Association
Email	alan@buildperception.com
Website	BuildPerception.com
Signature	



General Advice

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time.

Outside

You should check the condition of your property at least once a year and after severe weather.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the flashings, 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 severe weather.

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 proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

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



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

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

Grounds

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

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

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: 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 moving furniture, particularly with timber floors.

Fireplaces, chimney breasts 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: Check for broken fittings.



Services

Ensure all meters and control valves are easy to access and not hidden or covered over. Arrange for a competent person 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 competent person and tested as specified by the Electrical Safety Council (recommended minimum of a ten-year period if no alterations or additions are made, or on change of occupancy).

Monitor plumbing regularly during use. 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. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Important information for purchasers of older, listed and historic properties

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

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

Older properties, generally those built before 1850 or so, were constructed in a very different way, and one in which moisture will naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be a sealed unit. However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building, and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

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



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

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

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials. And by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside. As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle, and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

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

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

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



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

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

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

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

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

There are many useful resources of information available from, for instance English Heritage, and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It



is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.

Routine Maintenance items

1. Roofs

- Inspect roof for missing, broken tiles and replace as necessary.
- Check flashing around chimneys, vents, skylights, and valleys.
- Remove debris (branches, moss, leaves).
- Inspect for leaks inside attic/ceilings after heavy rain.
- Clean and maintain gutters and downspouts.
- Check soffits and fascia for rot, cracks, or pest activity.
- Re-seal or re-point chimney pots, valley & hip tiles and mortar joints along verges.

2. Plumbing

- Inspect pipes under sinks, behind appliances, and in basements for leaks.
- Test water pressure and address slow drains.
- Clean faucet aerators and showerheads.
- Check silicone and seals around baths, showers, and sinks.
- Winterize outdoor taps and hoses
- Inspect washing machine hoses and connections for cracks/wear.

3. Brickwork / Masonry

- Inspect for cracks, chips, and loose mortar joints.
- Repoint brickwork as needed (replace missing mortar).
- Clean moss, algae, or efflorescence from surfaces.
- Check for signs of spalling (flaking or crumbling).
- Inspect chimney brickwork and caps for deterioration.

4. Windows

- Check seals and weatherstripping for air leaks.
- Inspect glazing putty on older wooden windows.
- Re-seal window frames inside and out when required
- Inspect for cracked/broken glass panes.
- Test locks, latches, and balances for smooth operation.
- Clean and lubricate hinges, tracks, and sliders.
- Repaint wooden window frames to prevent rot.
- Wash glass and frames regularly to prevent buildup of dirt/grime.

5. Joinery (Woodwork: Doors, Stairs, Trim, Cabinets, etc.)

- Inspect external doors for gaps, swelling, or rot.
- Check internal and external doors for smooth operation and tight hinges.
- Lubricate hinges, locks, and handles.



- Inspect staircases and railings for looseness.
- Re-caulk or repaint wooden trim and skirting boards as needed.
- Inspect cabinets, drawers, and shelves for loose hardware or warping.
- Refinish, repaint, or re-stain exposed woodwork to protect surfaces.
- Check exterior joinery (fascia, soffits, bargeboards, etc.) for paint deterioration or decay.

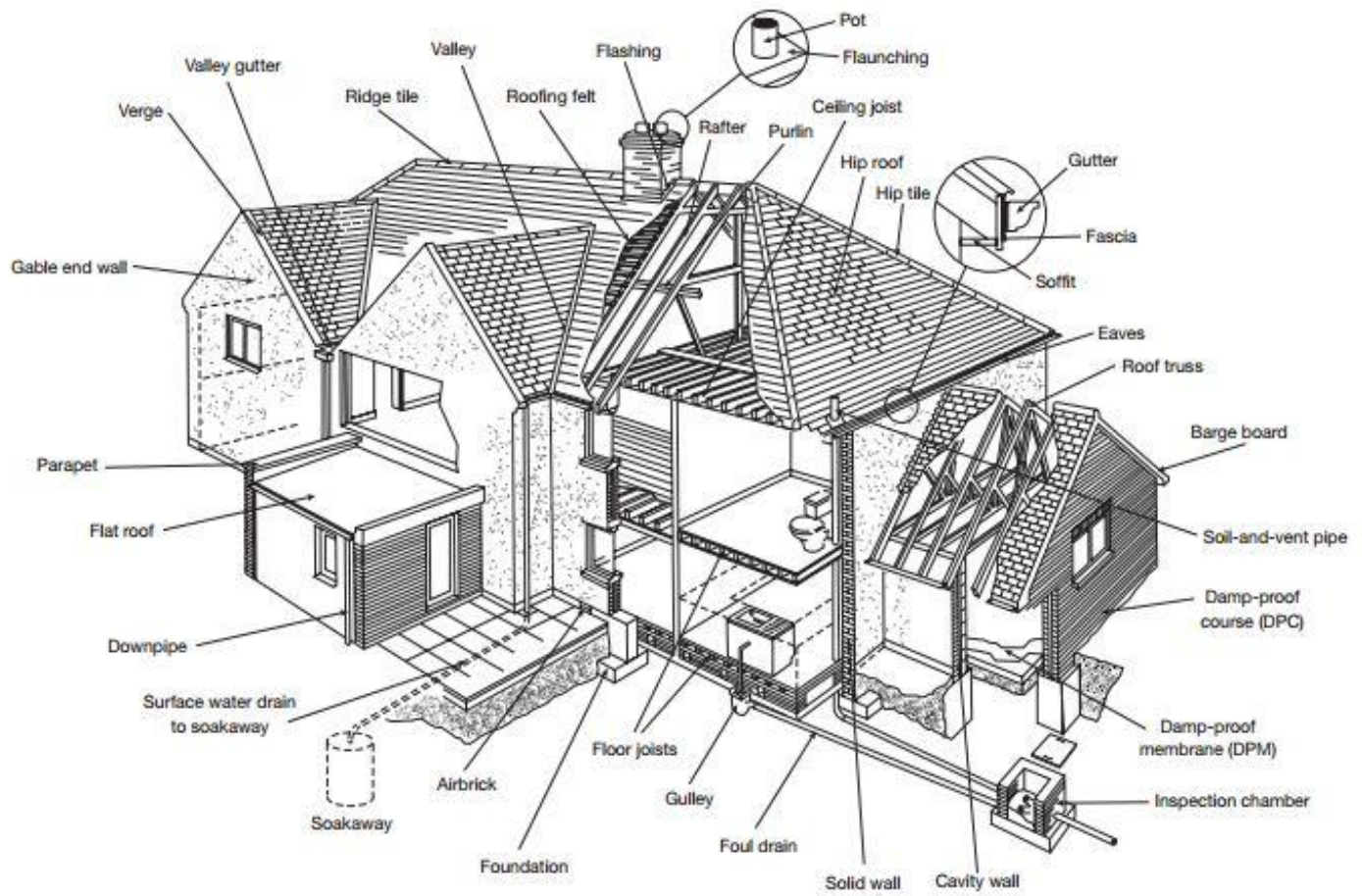
6. General Exterior Maintenance

- Power wash driveways, patios, and paths.
- Inspect foundation for cracks or water intrusion.
- Trim trees/shrubs away from house and roof.
- Inspect fences, gates, and decking; treat or repair as needed.
- Maintain external lighting and replace bulbs.

7. General Interior Maintenance

- Test smoke and CO detectors (replace batteries annually).
- Inspect electrical outlets, switches, and cables for safety.
- Clean and vacuum vents
- Check sealant around counters, sinks, and bathtubs.
- Inspect attic and crawlspace for leaks, pests, or insulation damage.
- Service heating and ventilation systems annually

Normal home maintenance includes preventive care, inspection, cleaning, and minor repairs to keep structural elements (roof, brickwork, windows, joinery), plumbing, and all other systems in good working order. Regular upkeep extends the lifespan of materials and prevents costly repairs.





Policy Statement - **Our commitment to you**

At BuildPerception Ltd our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to complain.

A complaint is an expression of dissatisfaction, however made, about the standard of service, actions or lack of action by the Company, or our staff, affecting an individual customer or group of customers.

We will treat complaints positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards.

We will deal with complaints quickly and will take prompt action to resolve the complaint and take steps to ensure that complaints of a similar nature do not arise in the future.

How to Register a Complaint

Alan Edmunds T/A BuildPerception Property Surveyors has published this complaints procedure to ensure that you have access to your rights.

There are several ways in which you can register your complaint:

- You can call us by telephone – 01303 656 066
- You can email us at alan@buildperception.com
- You can write to us at our office,

Alan Edmunds T/A BuildPerception Property Surveyors

1 The Holt, East Langdon Road

Dover

Kent CT15 5JJ