



BuildPerception

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Residential Property
Surveyors Association

Building Survey

BuildPerception is a Company Regulated by



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Reference: JB001 - JENNA BANKS

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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.



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.



Overview

Weather conditions at time of inspection	Dry – Cloudy – 19c
Inspection date	Wednesday, 15 July 2026
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.

Executive Summary

This is a substantial detached family home dating from the 1920s/1930s, occupying a generous plot in an established residential location. The property has been well cared for in many respects and benefits from a replacement main roof covering, attractive original character features and a generally sound structural frame. The roof structure, floor structure and principal chimney stacks all remain in good condition, providing a solid foundation for future ownership.

However, the property has seen relatively little modernisation internally over recent decades and several major maintenance items should be anticipated. Whilst none of the issues identified should necessarily prevent purchase, the property should be viewed as one requiring significant investment over the coming years.

The most significant concern relates to the front elevation. Two brick arch lintels above the front windows have failed and require rebuilding. A third arch is largely concealed by vegetation and should be exposed for closer inspection as it may also require repair. Associated cracking is present within the surrounding masonry, and localised crack stitching will be required. Widespread cracking is also evident throughout the external render. Although relatively little corresponding movement is visible internally, the extent of the cracking means that further investigation is justified before undertaking repairs.

Because horizontal cracking is present in several locations, I recommend that a specialist cavity wall tie survey is commissioned before exchange of contracts. This will establish whether corrosion of the original wall ties is contributing to the cracking. At the same time, a CCTV drainage survey should be undertaken to



confirm that defective underground drainage is not influencing the movement noted at the front elevation. Only once these investigations have been completed should permanent structural repairs and re-rendering be undertaken.

The main pitched roof has been renewed within approximately the last ten years and is in good overall condition. Internally, the roof structure is dry, well ventilated and all visible timbers remain in excellent condition. The flat roofs are less satisfactory. The felt roof over the side extension is approaching the end of its serviceable life, while the garage flat roof is already allowing water penetration, resulting in damp roof timbers and mould growth. Repairs are required in the short term and eventual replacement of both flat roofs should be anticipated.

The heating, plumbing and electrical installations are all of considerable age. The gas boiler is estimated to be at least 25 years old, the electrical installation is typical of a 1970s/1980s installation with rewirable fuses, and sections of original steel heating pipework remain. Although operational during the inspection, these systems are approaching the end of their practical service lives and should be budgeted for replacement or substantial upgrading. An Electrical Installation Condition Report and a full Gas Safe inspection should be commissioned before completion.

The original timber sash windows remain an attractive feature of the property but require extensive refurbishment. Many are painted shut, sash cords have failed, catches are missing and several panes of glass are cracked. The two front windows affected by the failed brick arches are also distorted and will require adjustment after the masonry repairs have been completed. Whilst repair is entirely feasible, purchasers should allow a substantial budget for comprehensive window restoration.

Internally, the accommodation remains structurally reassuring. The suspended timber floors were generally sound, with only isolated loose boards identified. The walls and ceilings display relatively little evidence of structural movement despite the external cracking, suggesting much of the movement is confined to the outer leaf and render. The kitchen and bathrooms remain functional but are becoming dated and will eventually require refurbishment.

Externally, the gardens are attractive and mature but require regular maintenance. The eucalyptus tree should be professionally managed due to its potential future size, while the greenhouse and timber shed have reached the end of their useful lives. The garage also requires repairs to the rotten timber door frame, repointing and repairs to the leaking flat roof.

Overall, this is a fundamentally sound period house with a number of significant maintenance issues rather than major structural instability. Subject to satisfactory



results from the recommended wall tie and drainage investigations, together with appropriate allowances for the repairs identified within this report, I consider the property to represent a suitable purchase.

I recommend that purchasers renegotiate the purchase price to reflect the immediate structural repairs, investigations and the substantial programme of modernisation that will be required over the coming years.

A reasonable allowance for renegotiation would be in the region of £35,000–£60,000, depending upon quotations obtained for the masonry repairs, flat roof works, electrical installation, heating replacement and window refurbishment.

Matters for Your Conveyancer

Please ask your conveyancer to investigate or obtain the following before exchange of contracts:

- Building Regulation approval, completion certificate and any guarantees or warranties for the replacement main roof covering.
- Building Regulation approval (if applicable) for the rear extension and structural opening between the original house and the kitchen extension.
- Confirmation of any structural calculations or approvals relating to alterations affecting external walls.
- Confirmation that no outstanding Building Control notices or enforcement action exist.
- Confirmation that no insurance claims have been made relating to structural movement or subsidence.
- Confirmation that there are no Tree Preservation Orders affecting the eucalyptus tree.
- Clarify ownership and maintenance responsibilities for all boundary structures.
- Confirm responsibility for maintaining shared drainage (if applicable).
- Request servicing records for the gas boiler and any gas appliances.
- Obtain any available electrical certificates or previous Electrical Installation Condition Reports.
- Confirm guarantees or invoices for replacement windows (UPVC kitchen window and French doors) if available.
- Confirm that all fixtures and fittings, including sheds and greenhouse, are included or excluded from the sale.



Recommended To-Do List

Before Exchange

- Commission a specialist cavity wall tie survey.
- Commission a CCTV drainage survey to the front drainage runs.
- Obtain quotations for rebuilding the two failed brick arches.
- Obtain quotations for crack stitching and masonry repairs.
- Obtain quotations for replacement of the garage timber frame and garage roof repairs.
- Arrange an Electrical Installation Condition Report (EICR).
- Arrange a Gas Safe inspection and boiler service.

Immediately After Completion (0–12 Months)

- Remove climbing vegetation from the front elevation.
- Expose and inspect the third concealed brick arch.
- Rebuild the two failed brick arches.
- Undertake crack stitching to the front masonry.
- Carry out any wall tie replacement recommended by the specialist survey.
- Repair the garage flat roof and replace any defective roof timbers.
- Replace the rotten garage door frame.
- Repair or replace the side extension felt roof if deterioration progresses.
- Rod the partially blocked drain and undertake any repairs identified by the CCTV survey.
- Repair and redecorate the cast iron rainwater goods.
- Replace or repair defective render and undertake localised masonry repairs.
- Replace or substantially refurbish the external render following completion of structural repairs.
- Repair the garage brickwork and isolated repointing.
- Replace or upgrade the electrical installation.
- Budget for replacement of the ageing boiler and heating system.
- Repair the defective bathroom extractor fan.
- Install mechanical extraction to the bathroom and WC.
- Replace stiff bath taps and the cracked bedroom basin.
- Repair and overhaul the timber sash windows, including replacement sash cords, glazing repairs and easing painted-shut sashes.
- Adjust the French doors and repair the rear kitchen door handle.
- Replace damaged or corroded cast iron rainwater goods as necessary.
- Remove the overflowing water butt.



- Manage the eucalyptus tree following advice from an arboricultural contractor.
- Repair or replace the greenhouse and timber shed.

Longer-Term Planned Maintenance (1–10 Years)

- Replace the ageing flat roof coverings as they reach the end of their service lives.
- Replace the gas boiler with a modern condensing appliance.
- Upgrade heating controls and install thermostatic radiator valves.
- Continue phased refurbishment of the original timber windows.
- Repaint exposed timber eaves and external joinery on a regular cycle.
- Clean biological growth from the roof covering as required.
- Continue routine maintenance of gutters, downpipes and drainage.
- Monitor repaired masonry and render for any future movement or cracking.



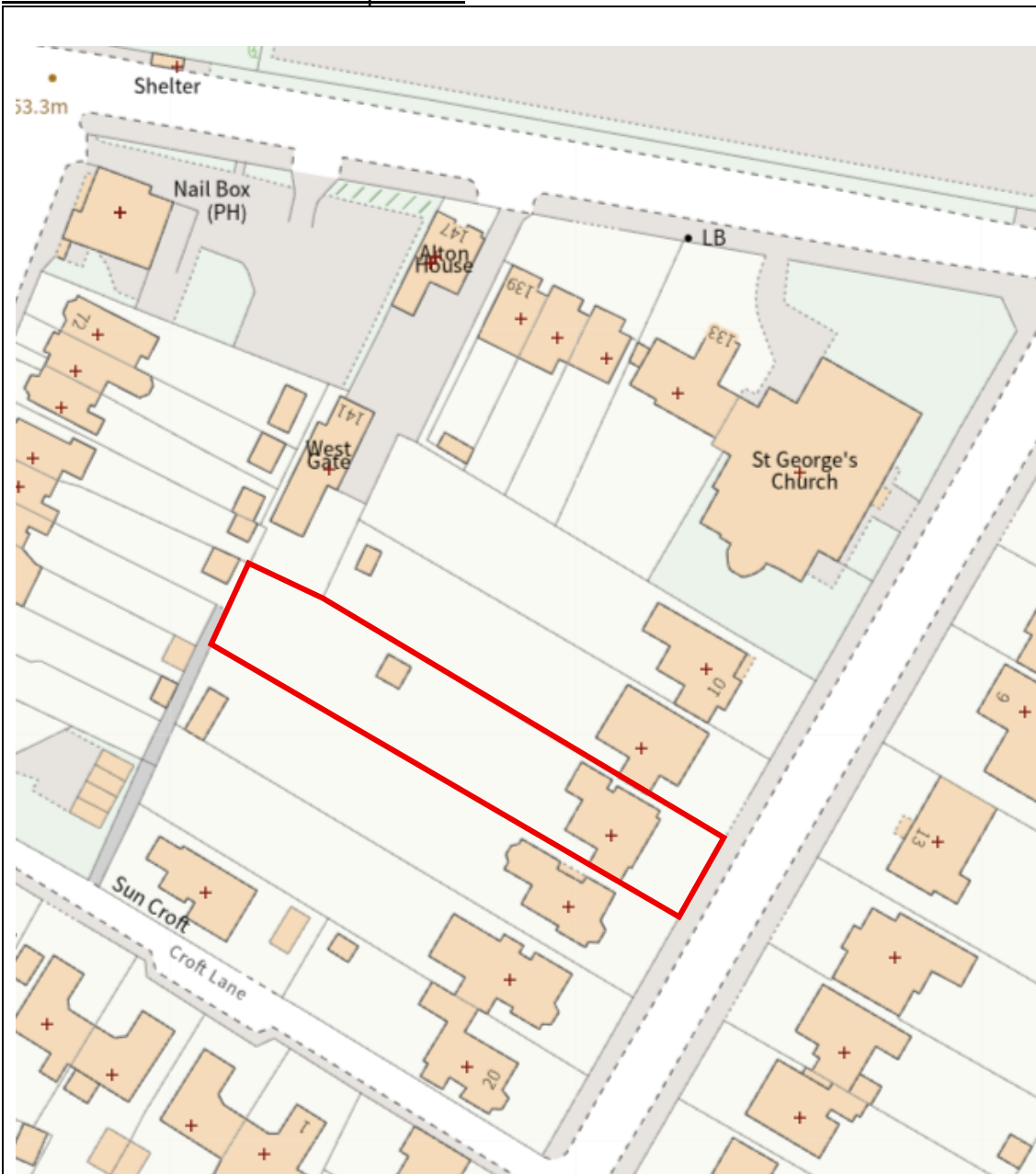
Floor Plans



The floor plans are provided by the estate agent marketing the property. The Floorplans shown here are a good representation of the layout at the time of inspection.



Location Plan – Extent of Inspection



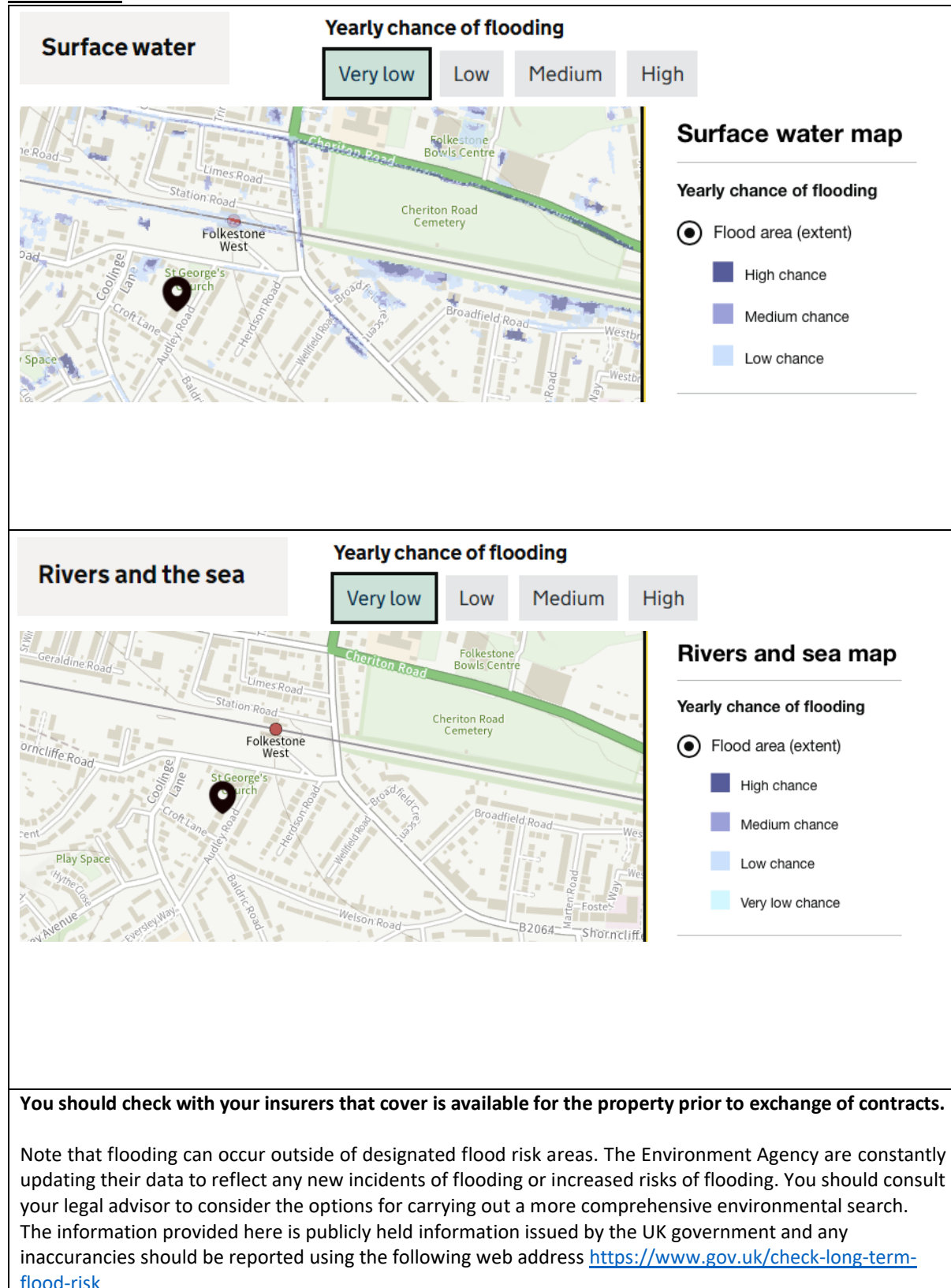
No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified above

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





Planning Applications listed on the Planning Portal

Planning Applications

No results found

Planning Appeals

No results found

Planning Enforcements

No results found

Tree Preservation Orders

No results found



Building Control Applications since 1991

Reference	Site address	Description of Works	Commencement	Decision	Completion date
Y17/1516/COMPP	14 Audley Road Folkestone Kent CT20 3QA	Install replacement windows in a dwelling			21/2/2017
FP/92/0235	14 AUDLEY ROAD FOLKESTONE	SIDE EXTENSION TO FORM STORE AND CONSERVATORY		Approved	



Energy Performance

14 Audley Road
FOLKESTONE
CT20 3QA

Energy rating

D

Valid until
31 July 2035

Certificate number
2300-3293-0622-2579-3353

Property type

Detached house

Total floor area

170 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Mostly multiple glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system, no cylinder thermostat	Average
Lighting	Below average lighting efficiency	Very poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A



Steps you could take to save energy

Step 1: Increase loft insulation to 270 mm

Typical installation cost £900 - £1,200

Typical yearly saving £74

Potential rating after completing step 1

58 D

Step 2: Cavity wall insulation

Typical installation cost £900 - £1,500

Typical yearly saving £396

Potential rating after completing steps 1 and 2

65 D

Step 3: Floor insulation (solid floor)

Typical installation cost £5,000 - £10,000

Typical yearly saving £155

Potential rating after completing steps 1 to 3

67 D



Step 4: Low energy lighting

Typical installation cost £330 - £385

Typical yearly saving £127

Potential rating after completing
steps 1 to 4

69 C

Step 5: Hot water cylinder thermostat

Typical installation cost £130 - £180

Typical yearly saving £149

Potential rating after completing
steps 1 to 5

71 C

Step 6: Heating controls (programmer and TRVs)

Typical installation cost £220 - £250

Typical yearly saving £88

Potential rating after completing
steps 1 to 6

72 C

Step 7: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,500

Typical yearly saving £197

Potential rating after completing
steps 1 to 7

75 C



Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
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Typical yearly saving	£268
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Potential rating after completing steps 1 to 8	78 C
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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>



CR1 Loft

Condition Rating 1

Overview

Access to the roof space was obtained from the first-floor landing through a purpose-made drop-down loft hatch. An integrated sliding loft ladder has been installed, providing reasonably convenient access for inspection and future maintenance.

The main roof void is particularly large, with an approximate height of 4 metres at the ridge. This allowed much of the roof structure to be viewed clearly. The roof is of traditional timber construction, comprising substantial rafters and associated supporting timbers typical of a detached house dating from the 1920s or 1930s.

Timber sarking boards have been installed beneath the roof covering. These form a continuous boarded layer over the rafters and contribute additional rigidity to the roof structure. Sections of modern breathable roofing membrane were visible through gaps and openings in the boarding. Given that the external roof covering is understood to have been renewed within approximately the last ten years, it is likely that the membrane was installed across the roof slopes as part of those works, although this could not be confirmed throughout because the majority was concealed by the sarking boards.

The visible roof timbers were found to be in excellent condition relative to their age. No significant deflection, distortion, splitting, fungal decay, wood-boring insect damage or structural failure was identified within the accessible areas. There was also no indication that the newer roof covering was causing excessive stress or movement to the original roof structure.

Approximately 100mm of mineral wool insulation has been installed at ceiling level. This is below modern standards and is unlikely to provide the level of thermal performance now expected. Subject to maintaining ventilation at the roof edges, the insulation should be increased to approximately 270mm or to the thickness recommended by a competent insulation contractor.

Much of the roof space has been boarded for storage. This provides a substantial and useful storage area; however, boarding laid directly over the ceiling joists can restrict the available depth of insulation and may compress existing mineral wool. Any future insulation upgrade should therefore incorporate raised boarding supports so that the storage platform does not reduce the effectiveness of the insulation.

Only lightweight household items should be stored unless it is confirmed that the ceiling joists and boarding have been designed for greater loads. Roof spaces are

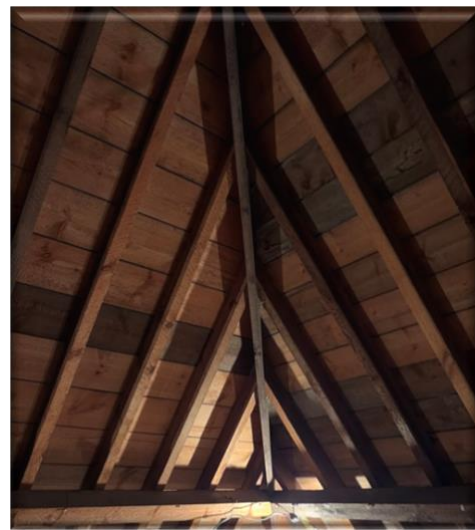


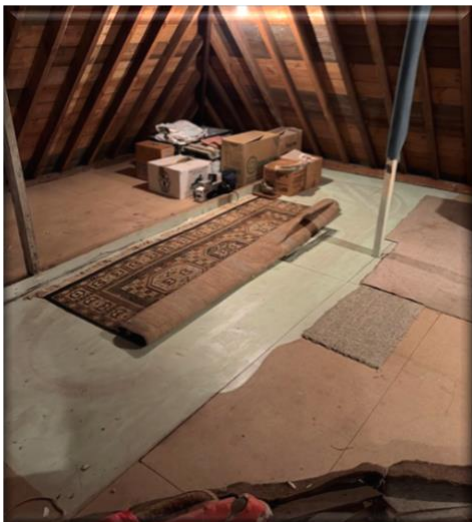
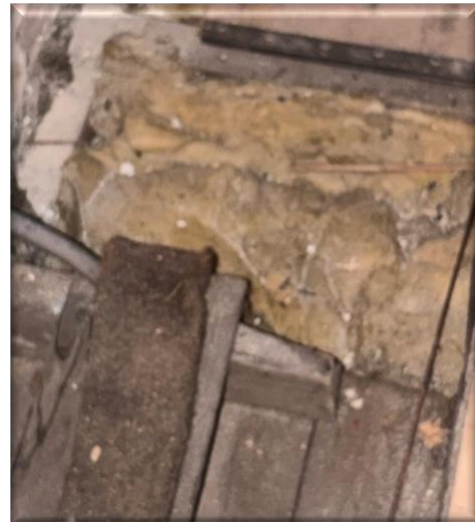
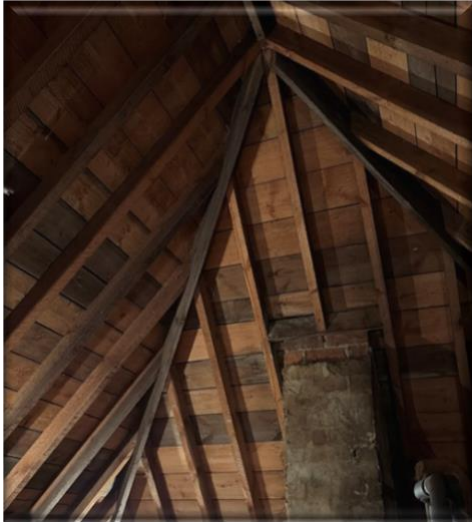
generally not constructed as habitable floors, and excessive storage can cause deflection or cracking to ceilings below.

No significant evidence of active roof leakage, widespread moisture staining or excessive condensation was identified at the time of inspection. Nevertheless, the roof void should be checked periodically, particularly following prolonged or wind-driven rainfall, because small defects to tiles, ridge details, flashings or the roofing membrane may not always be apparent during a single inspection.

Condition Rating 1

The roof structure is in good condition and no significant repair is presently required. The visible structural timbers appear sound, with no evidence of serious decay, deformation or failure. The recommendation to increase the loft insulation is an energy-efficiency improvement rather than a significant defect, and routine maintenance and periodic inspection should be sufficient.







CR3 Internal Walls & Ceilings

Condition Rating 3

Overview

The ceilings are predominantly of traditional lath-and-plaster construction, consistent with the age of the property. The internal walls comprise a mixture of solid masonry partitions and lightweight timber-stud partitions. The precise construction of every wall could not be confirmed because the surfaces were concealed by decorative finishes.

Most wall and ceiling surfaces have been covered with wallpaper or textured decorative finishes. These coverings restricted a close inspection of the underlying plaster and may conceal fine cracking, localised debonding or other minor defects. Some unevenness, imperfections and cracking were visible beneath or through the finishes in places. This is common in older properties with traditional plasterwork and, in most areas, did not indicate significant structural movement.

Traditional lath-and-plaster ceilings can become brittle with age. The plaster nibs securing the ceiling to the timber laths may gradually weaken, particularly where ceilings have been affected by vibration, historic leakage or repeated redecoration. No widespread ceiling failure was identified at the time of inspection, although local repairs and eventual renewal should be anticipated as part of the longer-term maintenance of a property of this age. Wallpaper and textured coatings can also provide temporary support to weakened plaster and may conceal loose areas.

More notable movement was identified within the front reception room. The junction between the inner face of the front external wall and the ceiling has opened, with visible separation and cracking around the heads of the front windows. This corresponds with cracking and defective brick arches externally. The pattern indicates localised movement around the two front window openings rather than general movement affecting the whole building.

The movement appears to be associated with deterioration and displacement of the brick arches above the windows. Previous repairs were visible externally, and climbing vegetation across the front elevation has restricted inspection and may have contributed to mortar deterioration and movement. The external masonry repairs should be completed before the internal cracks are made good. Any internal repairs undertaken beforehand are likely to crack again.

Following repair and stabilisation of the external masonry, the loose or separated plaster should be carefully removed, the wall-to-ceiling junction reinforced where appropriate and the surfaces replastered and redecorated. Some disruption to the



room should be anticipated. The external repair requirements will be discussed in greater detail within the external walls section of the report.

At the rear of the property, a wide opening has been formed through what would originally have been an external load-bearing wall to connect the main house with the kitchen accommodation. The kitchen appears to form part of an older rear extension, believed to be at least 40 years old. No Building Control records were identified for either the extension or the formation of the opening.

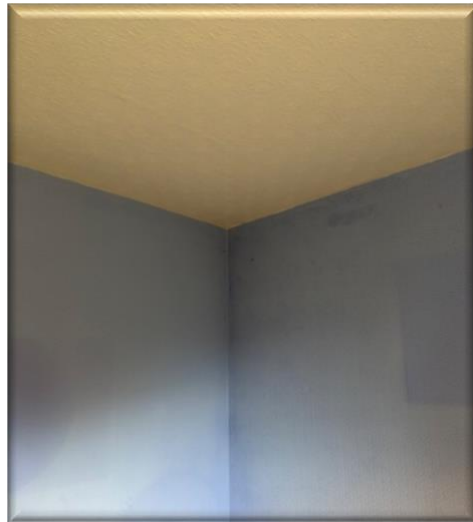
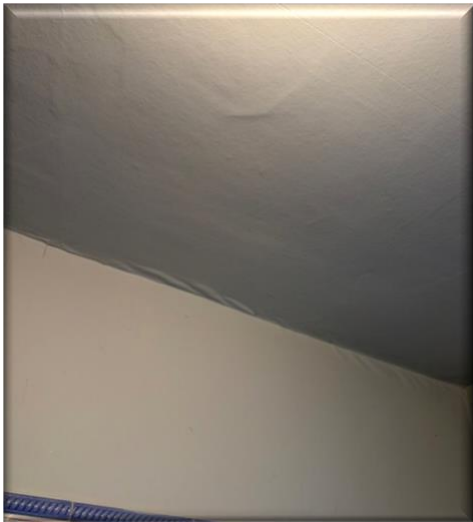
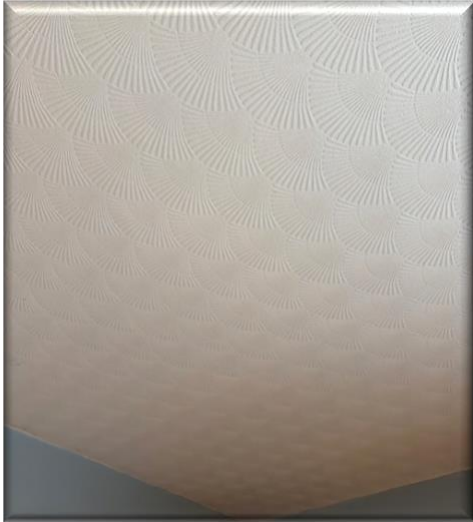
The age of the work means it may predate the availability of readily searchable electronic records. Its longstanding presence without obvious distortion or major cracking provides some reassurance; however, the supporting beam or lintel is concealed by finishes and its size, bearing arrangement and condition could not be verified. The absence of visible distress does not confirm that the work was properly designed or approved.

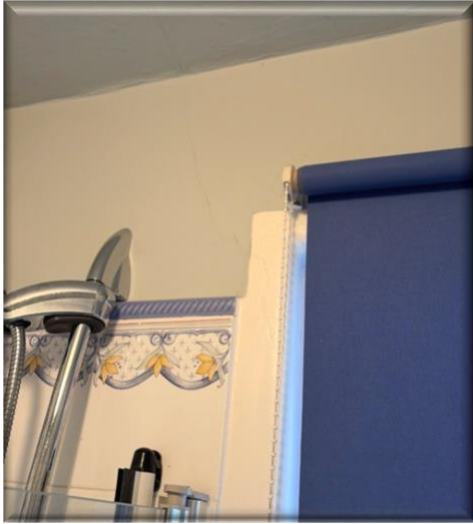
The conveyancer should ask the seller for any available plans, approvals, completion certificates, structural calculations, guarantees or historic documentation relating to the rear extension and the opening. In the absence of documentation, the client should discuss the legal implications with the conveyancer. If certainty regarding the structural support is required, a structural engineer should inspect the opening, which may require small exploratory openings within the finishes.

Minor cracking elsewhere should be prepared and redecorated during normal refurbishment. Cracks should be monitored after redecoration, and further investigation obtained if they reopen, widen or are accompanied by sticking doors, sloping floors or additional external cracking.

Condition Rating 3

This rating has been applied because the separation and cracking within the front reception room corresponds with localised movement and defective masonry arches above the front windows, which require repair rather than decoration alone. Further investigation is also required in relation to the concealed structural support over the opening into the rear kitchen because no Building Control or structural information was available. The remaining wall and ceiling defects are generally consistent with the age and traditional construction of the property.









CR1 Floors

Condition Rating 1

Overview

The property is constructed with suspended timber ground and first floors throughout the original house, with the exception of the kitchen, which is of solid concrete construction. This arrangement is entirely consistent with a detached property dating from the 1920s or 1930s.

Suspended timber floors rely upon timber joists spanning between the supporting walls with a ventilated sub-floor void beneath. These floors have a long service life provided adequate ventilation is maintained to the underfloor void. During the inspection, the floors generally felt firm and level underfoot, with no evidence of excessive springiness, widespread movement or significant deflection to suggest structural deterioration.

As is normal during a non-invasive inspection, the floor finishes prevented direct examination of the concealed floor joists, wall plates and joist bearings. Consequently, it was not possible to confirm their condition or verify whether any concealed defects are present. Older suspended timber floors can be susceptible to decay where ventilation is inadequate or where moisture has been present over extended periods. No evidence was found during the inspection to suggest widespread problems of this nature.

The only notable defect identified was within the dining room, where several floorboards adjacent to the boiler location have become loose. This is considered most likely to be the result of previous plumbing or heating works, during which sections of flooring have been lifted to gain access to pipework beneath. This is a common occurrence in older properties and does not, in itself, indicate structural failure.

The affected floorboards should be securely refixed using appropriate fixings, taking care to avoid concealed pipework and electrical cables beneath the floor. Once secured, the floor should provide satisfactory service without further concern.

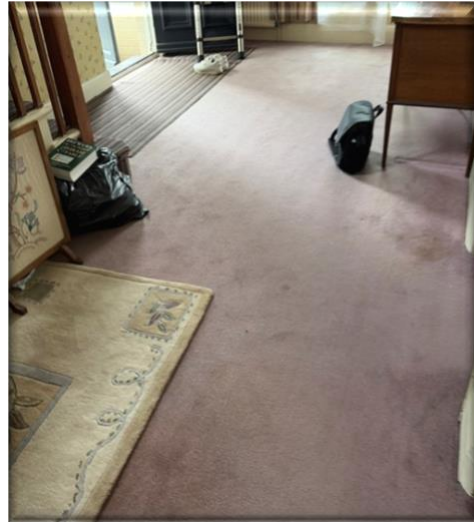
The kitchen floor is of solid concrete construction and was found to be generally level with no significant cracking, settlement or signs of moisture ingress apparent at the time of inspection. Solid floors of this age rarely contain modern insulation and are therefore typically colder underfoot than suspended timber floors. This is a characteristic of the construction rather than a defect.

Overall, the floors performed well during the inspection and no evidence was identified to suggest significant structural movement or widespread deterioration.



Condition Rating 1

The floors were found to be performing satisfactorily with no evidence of significant structural defects. The loose floorboards adjacent to the boiler are considered a minor maintenance issue resulting from previous access for plumbing works and can be remedied as part of routine maintenance. No further investigation is considered necessary at this stage.







CR3 Windows & Doors

Condition Rating 3

Overview

The property contains a mixture of original timber sash windows and more modern replacement double-glazed units, reflecting alterations carried out over many decades. Overall, the windows remain serviceable; however, the original timber windows now require a significant programme of maintenance and refurbishment if they are to remain fully operational.

The majority of the property retains its original timber sliding box sash windows incorporating single-glazed glass. These are an attractive original feature which contributes significantly to the character of this 1920s/1930s property. The timber frames were generally found to be in remarkably good structural condition considering their age, with no widespread evidence of significant timber decay or structural failure. This is encouraging and suggests that wholesale replacement is not currently necessary.

Most of the original windows have been upgraded internally by the installation of secondary glazing. This is a sympathetic improvement which significantly enhances thermal performance, reduces draughts and improves acoustic insulation whilst preserving the external appearance of the original windows. Secondary glazing is generally considered an appropriate solution for traditional buildings where retaining original joinery is desirable.

Unfortunately, although the timber frames remain structurally sound, the operating mechanisms have deteriorated considerably. Numerous sash cords have snapped or are missing altogether, preventing the windows from operating correctly. Many windows have also been painted shut following repeated redecoration over the years, whilst several window furniture items, including sash lifts and fasteners, are missing or defective. As a consequence, only a small number of the original sash windows could be opened during the inspection.

Several panes of the original single glazing were also found to be cracked. Whilst these do not presently represent an immediate structural concern, cracked glass should be replaced as part of the refurbishment programme to improve safety, weather resistance and appearance.

The two original sash windows serving the front living room are in noticeably poorer condition than the remainder of the windows. Both are visibly out of alignment and are ill-fitting within their openings. This corresponds with the localised movement affecting the front elevation, where the original brick arch lintels have deteriorated and displaced. Until the masonry repairs have been



completed, adjustments or repairs to these windows are unlikely to be successful, as the openings themselves have moved. The defective brick arches should therefore be rebuilt and the surrounding masonry stabilised before these windows are overhauled and realigned.

The rear kitchen window is a comparatively modern uPVC double-glazed replacement and was found to be in good overall condition. It appeared to operate satisfactorily and no significant defects were noted. It should continue to provide satisfactory service with only routine maintenance.

The uPVC French doors serving the dining room are estimated to be approximately 20 years old, or possibly older. They remain in generally serviceable condition; however, visible daylight could be seen between the door leaves and frame, indicating that the doors have dropped slightly and require adjustment. This is a common defect as hinges wear over time and can usually be corrected through adjustment or replacement of the hinges. Although not presently allowing significant water ingress, the reduced weather seal will affect thermal efficiency and may allow draughts.

The small kitchen window located above the cooking area has been partially boarded over internally. This appears to have been undertaken to accommodate the cooker extractor arrangement. Whilst functional, this is not considered an ideal installation. The boarding reduces natural daylight and ventilation and places combustible materials relatively close to the cooking area. Consideration should be given to redesigning this arrangement during future kitchen refurbishment so that the window can be fully reinstated or an alternative extractor arrangement provided.

The rear personnel door serving the kitchen could not be tested because no key was available at the time of inspection. Its operation and security therefore remain unconfirmed. Externally, the door handle has been damaged and requires replacement to maintain security and ease of operation.

The principal front entrance door is the original timber construction incorporating single glazing. It is fitted with both a five-lever mortice deadlock and a night latch, providing a satisfactory level of security for a traditional entrance door. The door was functioning satisfactorily at the time of inspection and no significant structural defects were observed.

Although the majority of the original windows remain repairable, they now require comprehensive refurbishment by a specialist joinery contractor experienced in traditional sash windows. The works are likely to include replacement sash cords throughout, easing and rebalancing the sashes, repairing or replacing pulleys where necessary, overhauling catches and furniture, freeing painted shut windows,



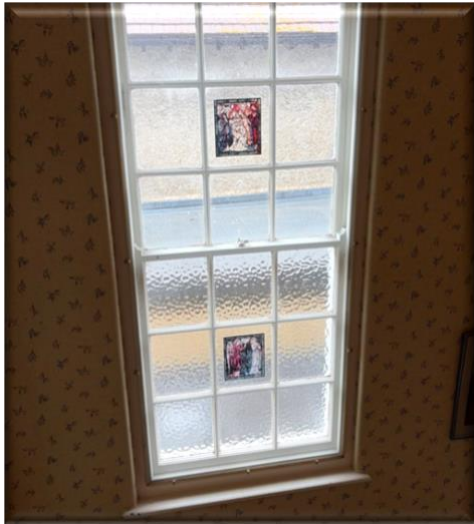
replacing cracked glazing, carrying out localised timber repairs where required, redecorating and adjusting the windows to restore their full operation. Once completed, the original windows should continue to provide many years of service while preserving the character of the property.

Condition Rating 3

This rating has been applied because a substantial programme of repair and refurbishment is required to restore the original timber sash windows to full working order. Whilst the timber frames themselves remain largely sound, the widespread failure of sash cords, painted shut windows, missing furniture, cracked glazing and localised distortion to the front living room windows means that significant maintenance work is now necessary. In addition, the front living room windows should not be repaired until the defective brick arches and associated masonry movement have first been remedied. The modern replacement windows and doors require only minor maintenance.

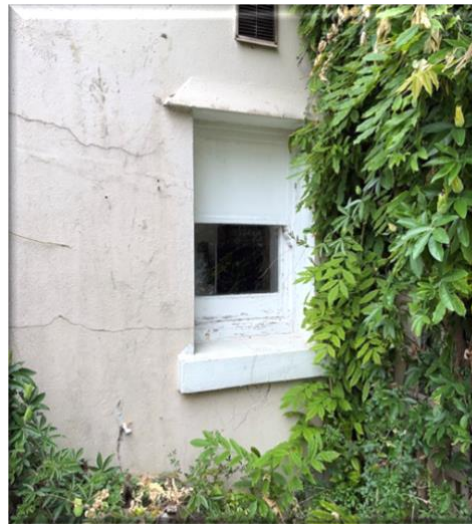
















Windows & Doors (Continued)

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:

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

The doors and windows of the property were ordered before 1 April 2002 but installed by 30 June the same year

The installation was certified under another scheme, or by a Building Control Officer

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.



CR1 Joinery

Condition Rating 1

Overview

The internal joinery throughout the property is largely original and remains in good overall condition considering the age of the house. Original timber doors, skirting boards, architraves, staircase components and built-in joinery have been retained, contributing significantly to the property's character and period appearance. The timber joinery appears to have been well maintained over many years and no significant structural defects were identified.

The original timber staircase provides access between the ground and first floors. It remains structurally sound, with the treads, risers, strings, newel posts, handrails and balustrades appearing secure and stable. No significant movement, excessive wear or signs of structural weakness were identified during the inspection. The staircase continues to provide safe access between floors with only normal cosmetic wear associated with age and use.

Most of the original internal doors remain in place and generally fit their openings well. A number of door handles have become loose through normal wear and require tightening or adjustment. Several doors were also noted to catch slightly against their frames during operation. This is relatively common within older properties and is typically attributable to minor settlement, repeated decoration or hinge wear rather than ongoing structural movement. The affected doors should be adjusted by easing the hinges or carefully trimming the door edges where necessary to restore smooth operation.

Built-in cupboards and storage areas are provided within several rooms. These appear to be original or long-established features and were found to be in satisfactory condition. The cupboards provide useful storage and no significant defects were observed to the shelving or structural framework.

The fitted kitchen is functional but is approaching the end of its economic life. The cabinet carcasses remain serviceable; however, the decorative laminate finish to several cupboard doors and drawer fronts has begun to peel and delaminate. This is typical of an older fitted kitchen where prolonged exposure to moisture, heat and general wear has caused deterioration of the bonded finishes.

Although the kitchen remains usable, the cosmetic deterioration is becoming increasingly apparent and further localised repairs are unlikely to provide a satisfactory long-term solution. Prospective purchasers should therefore allow for replacement of the kitchen as part of future modernisation works, although this is



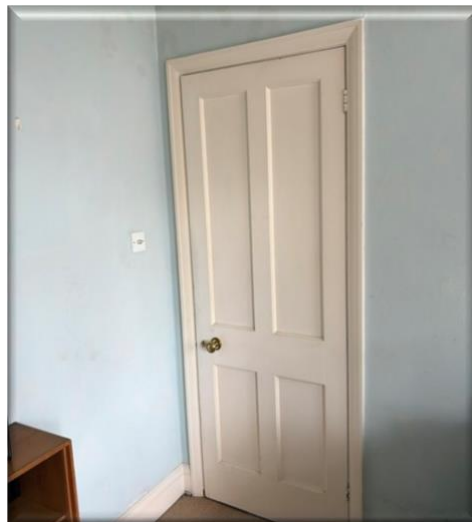
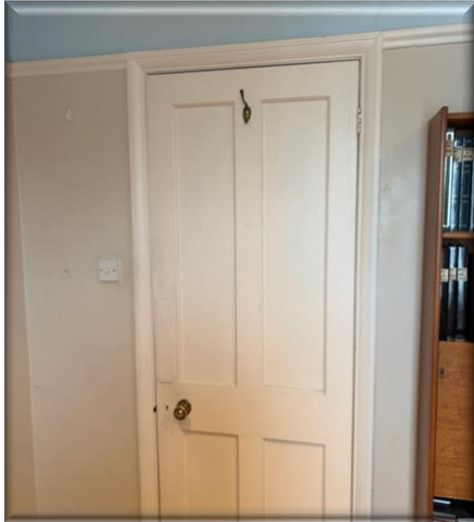
a matter of convenience and personal preference rather than an urgent repair requirement.

Overall, the internal joinery has been well preserved and requires only routine maintenance, minor adjustments and periodic redecoration to continue providing satisfactory service.

Condition Rating 1

The internal joinery is generally in good condition with no significant structural defects identified. Minor maintenance is required, including tightening loose door furniture, adjusting doors that catch slightly on their frames and undertaking routine decorative repairs. The fitted kitchen is showing its age and is cosmetically worn, but it remains functional and replacement can be planned as part of future refurbishment rather than being considered an immediate necessity.









CR2 Sanitary Ware

Condition Rating 2

Overview

The property contains a ground-floor shower room, a first-floor bathroom, a separate first-floor WC and an additional wash-hand basin installed within one of the front bedrooms. The sanitary fittings are generally dated but remain functional, subject to the defects noted below.

The first-floor bathroom contains a traditional bath with tiled surround and a shower positioned above. The bath itself is heavily affected by limescale deposits, particularly around the taps, waste and internal surfaces. The taps were very stiff to operate and are approaching the end of their useful life. They should be replaced rather than simply lubricated, as the internal valve mechanisms are likely to be worn and continued use may lead to leakage or complete seizure.

The shower over the bath is supplied by a twin-impeller pump. This type of pump is commonly used where gravity-fed water pressure is insufficient to provide an adequate shower. The pump operated during the inspection; however, concealed pumps and associated flexible connections can deteriorate with age. The purchaser should establish the age of the pump and allow for future maintenance or replacement if it becomes noisy, leaks or fails to maintain pressure.

The ground-floor shower room contains a shower enclosure, wash-hand basin and WC. The fittings are dated but appeared generally serviceable. No significant leakage was identified during the limited operational checks carried out at the time of inspection. The seals and joints around the shower enclosure should be monitored and renewed where required, as failed sealant is a common cause of hidden moisture damage to adjacent walls and floors.

The kitchen sink and taps were visually inspected and appeared serviceable. The areas beneath the sink and around the visible pipework should be monitored for minor leaks, particularly following occupation and increased use.

The wash-hand basin installed in the front bedroom is cracked. Although it may remain temporarily usable, cracked sanitaryware can deteriorate further without warning and may leak or fail if subjected to impact or movement. The basin should therefore be replaced. The associated supply and waste connections should be checked at the same time.

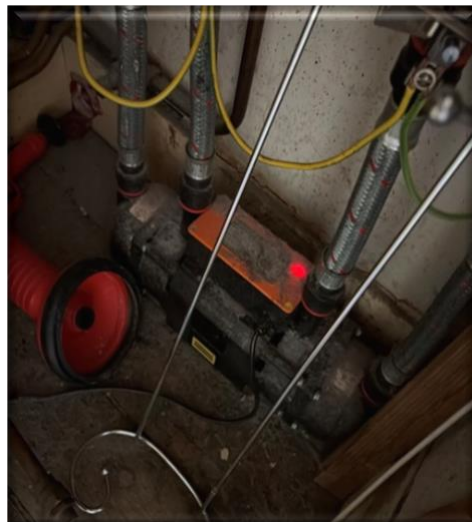
The WCs, basins and shower fittings are generally older and have reached a stage where periodic maintenance should be expected. The sanitary accommodation would also benefit from eventual modernisation, although this is largely a matter



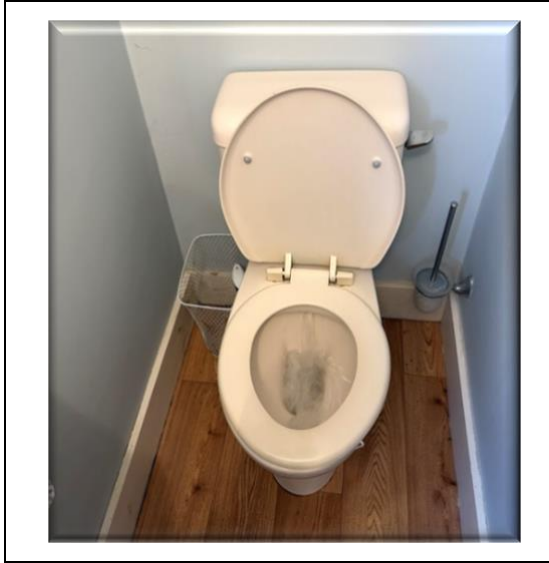
of age, appearance and personal preference rather than a need for complete immediate replacement.

Condition Rating 2

The sanitary fittings remain broadly serviceable but require repair and maintenance. The stiff bath taps should be replaced, the heavily limescaled bath should be thoroughly cleaned or renewed during refurbishment, and the cracked bedroom basin requires replacement. The remaining fittings are dated but no evidence of widespread active leakage or complete failure was identified.









CR2 Ventilation

Condition Rating 2

Overview

The property benefits from a mixture of natural and mechanical ventilation. Whilst some ventilation provisions are present, several improvements are required to meet modern expectations and to adequately manage moisture generated through everyday occupation.

The kitchen is fitted with a cooker hood which extracts directly to the outside. This is the preferred arrangement as it removes moisture, grease and cooking odours from the building rather than simply recirculating the air. The extractor appeared appropriately positioned and should be cleaned and maintained regularly to ensure continued effectiveness.

The ground floor shower room is fitted with a mechanical extractor fan; however, the fan was found to be non-operational at the time of inspection. Mechanical extraction is particularly important within shower rooms due to the high levels of moisture generated during use. Failure to adequately remove humid air increases the likelihood of condensation, mould growth and gradual deterioration of decorative finishes and concealed timbers. The extractor fan should therefore be repaired or replaced by a suitably qualified electrician.

The main first floor bathroom is not fitted with a mechanical extractor fan. Ventilation currently relies upon opening the window, which may not always be practical during colder weather or immediately following bathing. Although the opening window provides some natural ventilation, the installation of a modern humidistat-controlled extractor fan would significantly improve moisture control and reduce the risk of condensation.

Similarly, the separate first floor WC is not provided with mechanical extraction. Ventilation is achieved by means of a traditional hit-and-miss wall ventilator. Whilst this arrangement was common when the property was constructed and provides a degree of permanent background ventilation, it is considerably less effective than modern mechanical extraction. The existing ventilator should be kept unobstructed, but consideration should be given to installing an extractor fan if refurbishment works are undertaken in the future.

A large permanent wall ventilator has been installed within one of the bedrooms. The vent was unobstructed and provides a substantial amount of background ventilation to the room. Whilst this assists with controlling condensation and maintaining air quality, occupants may notice increased heat loss and occasional draughts during colder weather. The vent should not be blocked or covered, as

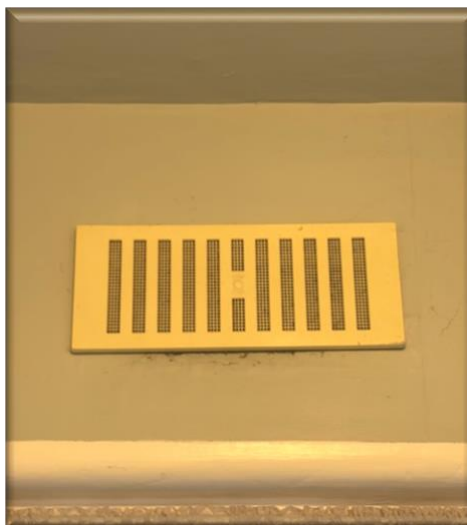


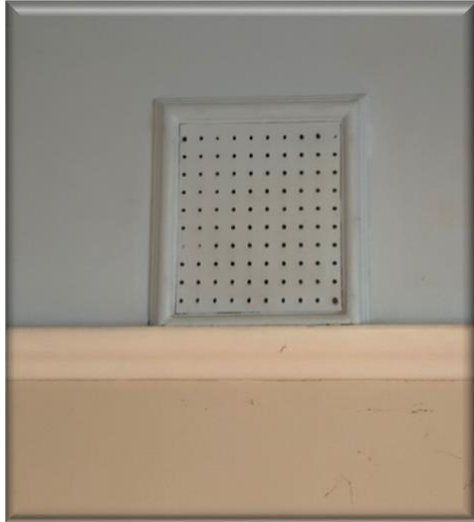
permanent ventilation forms an important part of the building's overall moisture management strategy.

Overall, the property relies heavily upon natural ventilation. This was typical when the house was constructed; however, modern living patterns generally generate significantly more internal moisture through cooking, bathing and drying clothes. Improving the mechanical extraction within the wet areas would therefore represent a worthwhile upgrade and help reduce the likelihood of future condensation-related problems.

Condition Rating 2

Mechanical extraction is inadequate by modern standards. The non-operational extractor fan within the ground floor shower room requires repair or replacement, and the absence of extract fans within the main bathroom and first floor WC should be addressed during future improvements to reduce the risk of condensation and improve internal air quality. The existing natural ventilation provisions should remain unobstructed.





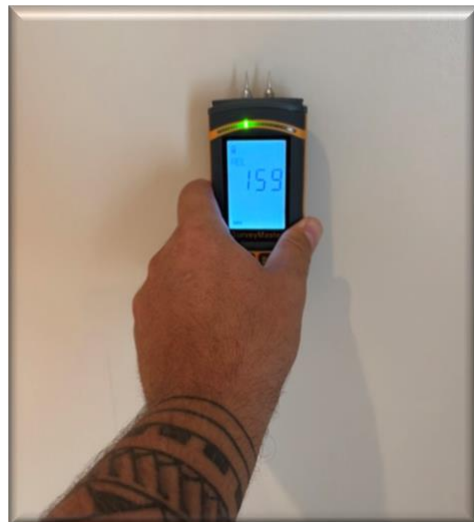
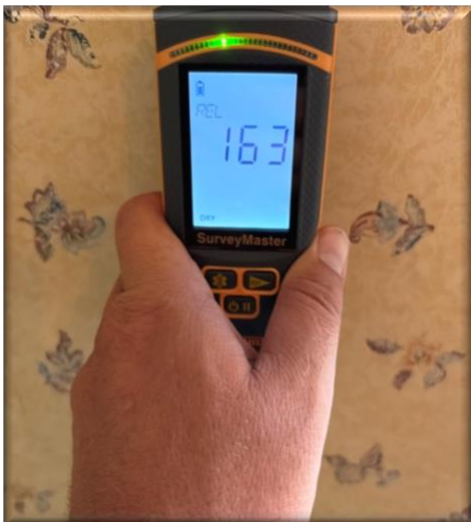
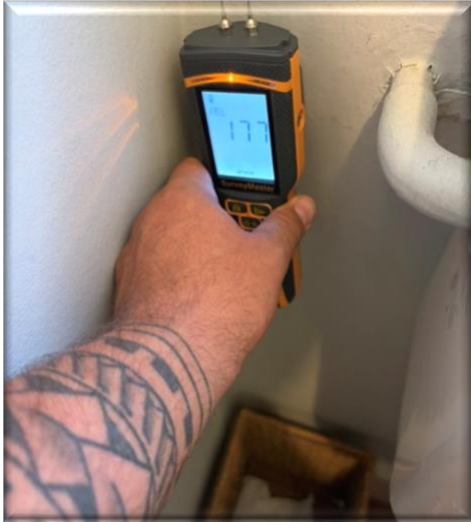


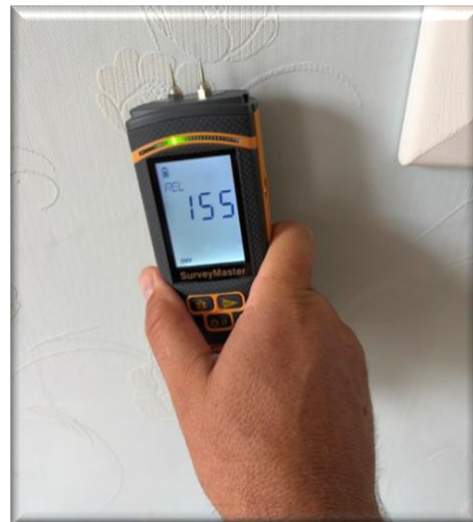
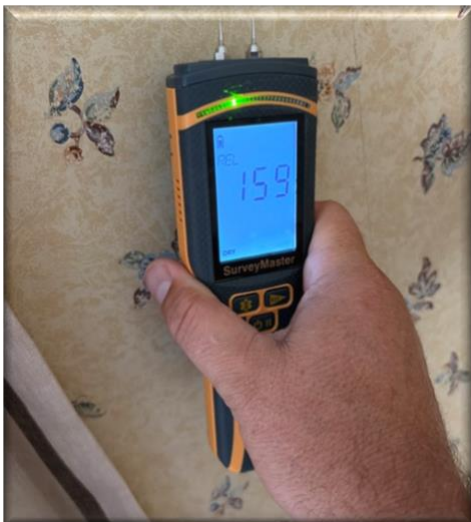
CR2 Damp

Condition Rating 2

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.







Overflowing water butt outside the living room wall where high moisture readings were found



Moisture testing was carried out to accessible internal wall surfaces using an electronic moisture meter. This provides an indication of relative moisture levels within the surface materials but does not, by itself, confirm the precise source or type of dampness. Readings can also be influenced by salts, metallic fixings, conductive decorative finishes and concealed services, so the results have been considered alongside the visual inspection.

The majority of walls throughout the property produced low and consistent moisture readings. No widespread evidence of rising damp, penetrating damp or significant condensation-related moisture damage was identified within the accessible parts of the accommodation. Decorative finishes were generally dry, and there was no extensive staining, blistering, salt contamination or deterioration associated with prolonged moisture exposure.

One isolated area of elevated moisture readings was identified within the rear reception room. Externally, this position corresponds with an overflowing water butt located close to the wall. The water butt is allowing water to spill against, or immediately adjacent to, the external masonry and is considered the most likely cause of the localised raised readings internally.

Continued saturation of the wall in this location could eventually lead to deterioration of internal plaster and decorative finishes. The water butt should therefore be removed, repaired or repositioned so that all rainwater is discharged safely away from the building. The surrounding wall and ground level should also be checked to ensure water cannot collect against the external masonry.

Once the source of moisture has been addressed, the wall should be allowed to dry naturally before internal redecoration is carried out. Drying may take several months depending on the thickness and construction of the wall, weather conditions and internal heating and ventilation. The area should then be monitored, with further investigation undertaken only if elevated readings or visible dampness persist.

No evidence was identified to suggest a widespread damp-proof course failure or a generalised damp problem affecting the property.

Condition Rating 2

This rating has been applied because localised raised moisture readings were identified within the rear reception room and remedial action is required to remove the overflowing water butt and prevent further wetting of the wall. The issue appears isolated and no evidence of widespread dampness was found elsewhere.



CR3 Electrical Installation

Condition Rating 3

Overview

The electrical installation appears to date largely from the 1970s or 1980s and has been subject to only limited modernisation since that time. Whilst the installation remains operational, many components have now reached or exceeded their anticipated service life and should be regarded as being towards the end of their economic lifespan.

The consumer unit comprises an older style fuse board incorporating rewirable fuse carriers rather than modern miniature circuit breakers (MCBs) and residual current device (RCD) protection. Consumer units of this age generally provide a significantly lower level of electrical safety than modern installations and do not incorporate many of the protective devices now required by current editions of BS 7671 (IET Wiring Regulations). Although older fuse boards are not automatically unsafe, they do not provide the level of protection expected within a modern domestic installation.

Visible wiring is predominantly PVC insulated cable, consistent with a rewiring programme undertaken during the 1970s or 1980s. No obvious examples of older rubber-insulated or lead-sheathed wiring were observed within the accessible areas inspected. However, only a limited amount of wiring is visible during a non-invasive survey, and the concealed sections of the installation could not be inspected.

The number and distribution of electrical accessories reflects the age of the installation. Many rooms contain only a limited number of socket outlets, with several being single sockets rather than modern double outlets. This arrangement is unlikely to satisfy the demands of contemporary living and often results in increased reliance upon extension leads and multi-way adaptors, both of which can increase the risk of overloading electrical circuits if not used appropriately.

The switches and socket outlets are older style accessories which remain generally serviceable but show signs of age and wear. Surface-mounted wiring and conduit were also noted in several locations, reflecting alterations carried out over many years. Whilst these installations appear functional, they are dated by modern standards.

The fixed lighting installation similarly appears to comprise older wiring and accessories. No significant defects were apparent to the visible light fittings during the inspection; however, the age of the installation means concealed components cannot be assumed to comply with current electrical standards.



As with all occupied properties, only a visual inspection of the accessible electrical installation has been undertaken. Floor coverings, furniture, stored possessions and decorative finishes prevent inspection of concealed wiring, junction boxes and cable routes. No testing of circuits or protective devices forms part of this survey.

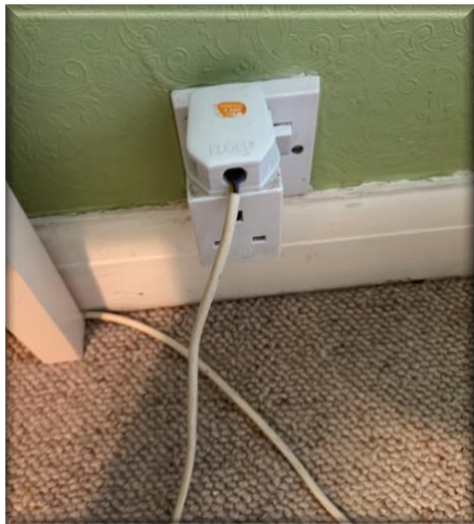
Given the age of the installation, the obsolete consumer unit and the relatively limited provision of electrical outlets, the installation is likely to benefit from substantial upgrading in the foreseeable future. Depending upon the findings of electrical testing, this may range from replacement of the consumer unit through to a complete rewire if the installation is found to be in poor condition or unsuitable for continued service.

Prior to exchange of contracts, the purchaser should commission an Electrical Installation Condition Report (EICR) from a NICEIC, NAPIT or similarly approved electrical contractor. The report will identify any safety defects, assess compliance with current regulations and establish whether repairs, upgrading or complete rewiring are required. The findings should be used to inform negotiations with the seller where appropriate.

Condition Rating 3

This rating has been applied because the electrical installation is of considerable age, incorporates an obsolete rewirable fuse board and is unlikely to meet modern safety standards or the demands of contemporary living. Whilst no immediate dangerous defects were visually identified, the installation requires formal testing by a qualified electrician, and significant upgrading or replacement should be anticipated depending upon the outcome of the Electrical Installation Condition Report.







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 installation condition report may be made in a Homebuyer or Building Survey.

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.



CR3 Heating & Hot Water

Condition Rating 3

Overview

The property is heated by a traditional gas-fired central heating system comprising a wall mounted boiler located within the fireplace recess of the dining room. The boiler discharges via a flue passing through the existing chimney. This arrangement was common when the system was installed and appears to have operated satisfactorily at the time of inspection. However, the boiler is estimated to be at least 25 years old and is well beyond the typical economic life expectancy for a domestic gas boiler, which is generally around 15 to 20 years.

Although the heating system was operational during the inspection, a boiler of this age is likely to be considerably less efficient than a modern condensing appliance. Replacement parts may also become increasingly difficult to obtain, and the likelihood of future breakdowns is significantly higher than with a modern installation. The purchaser should therefore budget for replacement of the boiler within the short to medium term, even if it continues to operate satisfactorily following purchase.

The heating system incorporates a traditional vented arrangement with both a cold water storage cistern and a central heating feed and expansion tank located within the roof space. These tanks appeared to be appropriately positioned and supported. Vented systems have provided reliable service for many years; however, they generally require more maintenance than modern sealed systems and occupy valuable loft space.

Domestic hot water is provided by a copper hot water storage cylinder located within the airing cupboard. An electronic water descaler has been installed on the associated pipework. These devices are intended to reduce the formation of limescale within the plumbing system, although their effectiveness varies depending upon local water conditions and manufacturer specifications.

The hot water cylinder appears relatively modest in size for a detached four-bedroom property. It is likely to provide adequate hot water for the current layout and occupancy levels; however, should additional bathrooms be installed or the property be occupied by a larger family with increased hot water demand, the stored hot water capacity may prove insufficient. Future alterations may therefore require installation of a larger cylinder or complete replacement of the heating and hot water system.

Sections of the original steel (barrel) pipework remain within the heating system. Pipework of this age commonly develops internal corrosion and accumulations of



rust and magnetite sludge, which can gradually reduce circulation efficiency and place additional strain on pumps, valves and the boiler heat exchanger. Whilst this could not be confirmed without invasive investigation, it should be anticipated given the apparent age of the system.

Radiators throughout the property are generally older pressed steel panel radiators. One radiator within the ground floor shower room displays corrosion to its upper surface. This is likely to be the result of prolonged exposure to moisture, exacerbated by the non-operational extractor fan within that room. Whilst the corrosion is presently localised, continued exposure to moisture will accelerate deterioration. The radiator should be monitored and replaced if corrosion worsens or leakage develops. Repairing the extractor fan will also help reduce humidity levels and prolong the life of the radiator.

Thermostatic Radiator Valves (TRVs) were not fitted to the majority of the radiators inspected. Modern heating systems generally incorporate individual radiator controls to improve comfort, reduce energy consumption and increase overall system efficiency. Consideration should be given to installing TRVs when future heating upgrades are undertaken.

The visible heating pipework appeared generally satisfactory, with no evidence of active leakage at the time of inspection. However, as with all occupied properties, only the visible sections of the system could be inspected and concealed pipework beneath floors and within walls could not be examined.

The vendor should be asked to provide evidence of the most recent Gas Safe service together with any maintenance records for the boiler and heating system. Regardless of whether documentation is available, the entire gas installation, including the boiler, associated controls, flue and heating system, should be inspected and serviced by a Gas Safe registered engineer before completion or immediately following purchase.

Given the age of the boiler and much of the heating installation, purchasers should allow for significant expenditure during future ownership. Whilst immediate replacement is not essential if the boiler is found to be operating safely, it should be regarded as approaching the end of its serviceable life.

Condition Rating 2

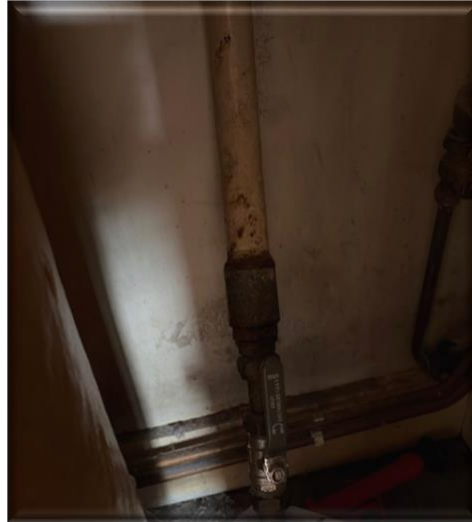
The heating and hot water system remains operational but is of considerable age. The boiler is estimated to be at least 25 years old and should be regarded as nearing the end of its economic life. The retained steel pipework, absence of thermostatic radiator valves, corrosion to one radiator and relatively small hot water cylinder indicate that modernisation should be anticipated. A full service and



safety inspection by a Gas Safe registered engineer is recommended before commitment to purchase or immediately after completion.

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.









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

The kitchen has been designed to accommodate a range of freestanding domestic appliances rather than integrated units. At the time of inspection, spaces were provided for a freestanding gas cooker, washing machine, refrigerator and freezer. This arrangement provides flexibility for future replacement of appliances without the need for specialist cabinetry and remains a practical layout.

The freestanding appliances present at the property, including the cooker, washing machine, refrigerator and freezer, were not tested as part of this inspection. Their presence should not be taken as confirmation that they are included within the sale, nor that they are in satisfactory working order. The purchaser's legal adviser should confirm which appliances and fittings are included within the purchase.

The fitted cooker hood is externally vented and forms part of the property's ventilation strategy. It should be cleaned regularly to maintain airflow and reduce grease accumulation.

Overall, the kitchen provides adequate space for modern domestic appliances, although prospective purchasers should anticipate replacing the kitchen during future refurbishment works to improve both appearance and functionality.

Condition Rating 1

The built-in fittings are generally serviceable and no significant defects were identified. The kitchen remains functional, with provision for freestanding appliances, although it is showing signs of age and cosmetic wear. Replacement should be considered as part of future modernisation rather than as an immediate repair requirement.





CR1 Chimneys & Fireplaces

Condition Rating 1

Overview

The property retains a number of original chimney breasts and fireplaces, many of which remain an attractive period feature consistent with a detached property of the 1920s or 1930s. The chimney stacks remain in their original positions and, from both the internal inspection and external drone survey, appear generally straight and free from significant structural movement or distortion.

Two gas fires are installed at ground floor level. These appliances were not tested as part of this inspection and no assessment has been made regarding their operational safety or efficiency. All gas appliances should be serviced and safety checked by a Gas Safe registered engineer before completion or immediately following occupation.

Three original open fireplaces remain at first-floor level. These appear to have been retained as decorative features and were not in use at the time of inspection. The fireplace openings and chimney breasts showed no evidence of significant structural alteration or instability.

The main gas-fired central heating boiler is installed within the former fireplace recess of the dining room, with the flue passing vertically through the existing chimney. This is a traditional arrangement and appeared satisfactory from a visual inspection. The associated chimney breast remains intact and no evidence of distress associated with the boiler installation was observed.

Inspection within the roof space confirmed that the chimney masonry remains in good condition, with no evidence of significant leaning, distortion or widespread deterioration. The visible brickwork was dry, and no staining or defects indicative of active water penetration were identified around the chimney where it passes through the roof structure.

The external drone inspection likewise found the chimney stack to be in generally good structural condition. The brickwork remains plumb and well maintained, whilst the lead flashings around the base of the stack appear intact and continue to provide an effective weather seal. No significant defects were identified that would require immediate repair.

Weathering and biological growth in the form of mosses and lichens are present on the chimney capping and adjacent roof coverings. This is typical for a chimney of this age and location and is largely cosmetic. The concrete chimney capping



displays minor age-related weathering but no significant cracking or displacement was observed.

The chimney pots are fitted with protective bird guards, which help prevent nesting birds and debris from obstructing the flues. These appeared securely fixed at the time of inspection and represent a worthwhile improvement, particularly where flues remain in use or are retained for future use.

Although no defects were identified during this inspection, all active flues should be swept at appropriate intervals, particularly before recommissioning any open fires or solid fuel appliances. Any redundant flues should remain adequately ventilated to minimise the risk of condensation forming internally.

Condition Rating 1

The chimney stacks, chimney breasts and fireplaces were found to be in good overall condition with no evidence of significant structural defects. Routine maintenance, periodic sweeping of active flues and regular servicing of the gas appliances by a Gas Safe registered engineer are recommended to maintain safe operation.







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.



CR1 Services

Condition Rating 1

Overview

The property is connected to the mains electricity, gas, water and foul drainage networks. Surface water drainage is also believed to discharge to the public sewer. The drainage system appeared to function satisfactorily during the inspection, and the accessible inspection chamber was found to be clear at the time of inspection.

The incoming gas supply is located within an external meter cupboard situated adjacent to the property. The meter installation appeared typical for a property of this age. The meter itself was not tested, and no assessment has been made regarding the condition of the incoming service pipe or associated regulators.

The electricity meter is located internally adjacent to the consumer unit. The installation appears typical of its age and provides convenient access for future maintenance and meter reading. The electrical installation itself is discussed separately within the Electricity section of this report.

The water installation is supplied from the public mains and, as discussed within the Heating and Hot Water section, incorporates a traditional vented plumbing system with a cold water storage cistern and feed and expansion tank located within the roof space. This arrangement remains serviceable but reflects the age of the property's plumbing system.

The property is fitted with a water meter, allowing water consumption to be charged on a metered basis. The meter installation appeared modern and no defects were apparent from a visual inspection.

The incoming services generally appear to have provided satisfactory service to the property over many years. Nevertheless, much of the associated plumbing, heating and electrical infrastructure is of considerable age, and ongoing modernisation should be anticipated as ownership progresses.

No testing of the gas, electrical, water or drainage systems has been undertaken as part of this survey. Purchasers should therefore rely upon appropriate certification, servicing records and specialist inspections where required.

Condition Rating 1

The visible service connections appeared generally satisfactory, with no significant defects identified during the inspection. The accessible drainage inspection chamber was clear and free-flowing. Continued routine maintenance and periodic



servicing of the associated installations is recommended, together with the specialist inspections recommended elsewhere within this report.





CR1 Alarm Systems

Condition Rating 1

Overview

The property is fitted with battery-operated smoke alarms positioned within the accommodation together with a battery-operated carbon monoxide alarm. All alarms responded satisfactorily to their integral test buttons at the time of inspection, indicating that they were operational on the day of the survey.

Battery-operated alarms provide an acceptable level of protection where correctly installed and regularly maintained; however, they are dependent upon occupants replacing batteries when required and carrying out routine testing. The alarms should therefore be tested regularly in accordance with the manufacturer's recommendations, and batteries replaced immediately if low battery warnings are indicated.

The carbon monoxide alarm is particularly important given the presence of gas-fired appliances, including the central heating boiler and gas fires. The alarm should remain in place, be tested regularly and replaced when it reaches the end of its manufacturer's stated service life.

Current standards generally favour mains-powered, interlinked smoke detection systems with battery back-up, particularly when major electrical alterations or rewiring works are undertaken. Although upgrading is not considered essential at this stage, it should be considered if the electrical installation is substantially modernised in the future.

Immediately upon taking occupation, the purchaser should test all smoke alarms and the carbon monoxide alarm, replace the batteries where necessary and confirm that suitable protection is provided throughout the property before occupation.

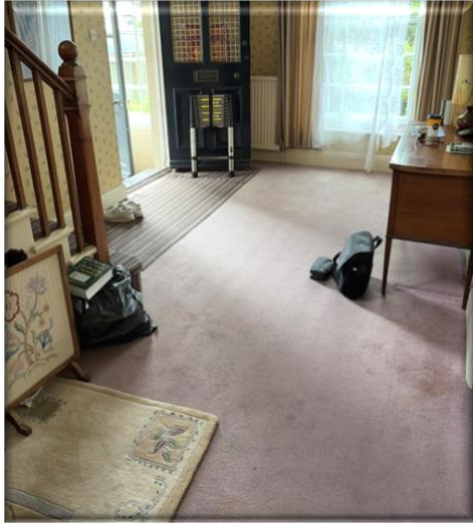
Condition Rating 1

The alarms were operational when tested during the inspection. No significant defects were identified, although the alarms should be fully tested again upon occupation, batteries replaced as necessary and the units renewed at the end of their service life.





CR1 Rooms



Hallway



Living Room



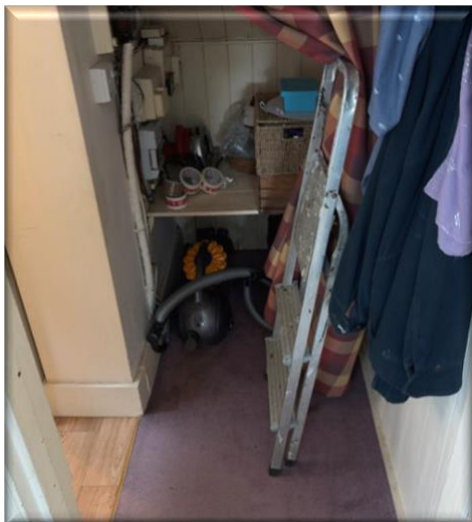
Rear Reception



Dining Room



Kitchen



Cupboard



WC / Shower Room



Bedroom



Bedroom



Bathroom



WC



Bedroom



Bedroom



Landing



Landing



CR2 Roof

Condition Rating 2

Overview

The main roof is of traditional pitched construction and is covered with plain clay tiles laid in a double-lap arrangement. The covering appears to have been renewed within approximately the last ten years. This is supported by the generally uniform condition of the tiles and the presence of a modern breathable roofing membrane visible within the roof space over the original sarking boards.

The main roof has open eaves, with the rafter feet and underside of the roof construction visible rather than enclosed by conventional fascia and soffit boards. These details form part of the original architectural character of the property. The exposed timberwork was neatly decorated and appeared to be in good condition, with no significant decay, distortion or deterioration identified from the accessible viewpoints. The decorative coatings should be maintained periodically to continue protecting the exposed timber from weathering.

The main roof covering was inspected using a drone together with observations made from ground level and from within the roof void. The roof slopes appeared generally straight and even, with no significant sagging, distortion or widespread displacement of the covering. The plain clay tiles were generally correctly laid and aligned, and no widespread slipped, broken or missing tiles were identified.

The ridge and hip tiles appeared secure and generally well bedded. The lead flashings around the chimney stacks were also found to be in satisfactory condition and no significant defects were identified at these junctions. The roof structure beneath was dry at the time of inspection and no evidence of significant active leakage was identified within the accessible roof space.

There is widespread biological growth across parts of the roof, including moss, lichen and algae, particularly to the more shaded slopes and around the chimney stacks. This is common and is not presently causing an obvious defect. Heavy accumulations should nevertheless be monitored because retained moisture can gradually encourage surface deterioration and obstruct rainwater goods. Any cleaning should be undertaken carefully by a competent contractor without pressure washing or damaging the clay tiles.

A small area of replacement tiles was noted where the tiles differ slightly in colour and appearance from the surrounding roof covering. This indicates that localised repairs have been carried out. The repairs appeared serviceable and no immediate concern was identified.



No Building Control documentation was found for the renewal of the main roof covering. Where more than 25% of a roof covering is replaced, Building Regulations approval may be required, particularly in relation to upgrading thermal insulation. The conveyancer should therefore request any available Building Control approval, completion documentation, contractor invoices, guarantees and warranties for the roof renewal.

The side extension is covered with a mineral-felt flat roof. The covering displays general age-related deterioration and is approaching the end of its serviceable life. Although it remains broadly serviceable, replacement should be anticipated within the foreseeable future rather than relying upon repeated local repairs.

The garage is also covered with a mineral-felt flat roof. The covering shows age and weathering but may have approximately four years of useful life remaining if maintained. This is only a broad estimate and cannot be guaranteed.

Dampness and mould growth were identified to timber components beneath the garage roof, confirming that water penetration has occurred. The exact point of entry could not be established because the critical perimeter and upstand junctions could not be viewed clearly from the drone. The most likely source is the roof edge, parapet or upstand junction along the side of the garage. A roofing contractor should inspect these details at close quarters and undertake the necessary repairs. Localised patching may be sufficient, but more widespread replacement may be required if the felt has deteriorated beneath the visible surface.

An external glazed canopy is also provided. The structure is aged and requires cleaning, redecoration and general tidying, but it appeared broadly serviceable. The glazing, supporting frame and wall junctions should be maintained to reduce the risk of local leakage and corrosion.

Condition Rating 2

The main plain clay-tiled roof is in good condition and no significant repair is presently required, although supporting documentation for the replacement covering should be obtained. The side-extension felt roof is approaching the end of its serviceable life, while the garage roof is already allowing some water penetration and requires closer investigation and repair. Replacement of the older flat roof coverings should be anticipated as part of planned future maintenance.











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

7 NFRC

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>



CR3 External Walls

Condition Rating 3

Overview

The main external walls are of traditional cavity masonry construction, consistent with a detached house of this age. The elevations are finished predominantly with painted render, with exposed brickwork retained around the lower front elevation and window openings.

Widespread cracking is present across the rendered elevations. The cracking varies in direction and severity and includes horizontal, vertical and diagonal patterns, together with localised areas of debonding and deterioration around window openings, corners and junctions between different parts of the building. Some cracks appear to have been repaired previously but have subsequently reopened.

There was relatively little corresponding cracking visible internally, except around the front reception-room window openings. This suggests that much of the external cracking may be confined to the render or outer leaf of the cavity wall rather than representing significant movement through the full thickness of the building. Nevertheless, the extent and distribution of the cracking are greater than would normally be regarded as superficial decorative shrinkage and require further investigation and repair.

The possibility that some of the cracking relates to historic movement, potentially including movement associated with the 2007 local earthquake, cannot be ruled out. However, this cannot be confirmed from visual inspection alone. The present pattern may also reflect a combination of age-related settlement, thermal movement, corrosion of embedded metalwork, defective wall ties, localised lintel failure and deterioration of the render.

Horizontal cracking was identified in several areas. In a cavity-wall property of this age, horizontal cracking can sometimes be associated with corrosion or failure of the original cavity wall ties. As metal wall ties corrode, expansion of the metal can lift or split mortar joints and cause horizontal cracking to the outer leaf. A specialist cavity wall tie survey should therefore be carried out before exchange of contracts. This should include borescope inspection of the cavity, metal detection and assessment of the type, spacing and condition of the existing ties. Replacement or supplementary wall ties may be required depending on the findings.

More significant defects are present to the front elevation, where the brick arches above two of the front windows have failed. The brickwork has dropped and opened along the arch joints, causing distortion to the window openings and corresponding separation between the inner wall and ceiling within the front



reception room. These are structural masonry defects and cannot be resolved by repointing or filling the visible cracks.

The two defective brick arches should be carefully taken down and rebuilt by an experienced masonry contractor. Temporary support may be required during the works, and the contractor should establish whether concealed steel or concrete lintels are present and whether additional support is necessary. The affected windows may require temporary removal, adjustment or refurbishment once the masonry openings have been stabilised.

A third brick arch on the front elevation also shows possible signs of deterioration or early movement. The inspection of this opening was significantly restricted by dense climbing vegetation. The vegetation should be cut back and removed sufficiently to expose the complete arch and surrounding masonry. The area should then be inspected at close quarters to establish whether the third arch also requires rebuilding.

Climbing plants are established extensively across parts of the front elevation. These are obscuring important masonry details and may be contributing to deterioration by retaining moisture, penetrating open joints and making maintenance difficult. The vegetation should be carefully cut back and controlled. It should not be forcibly pulled away where stems are embedded into mortar joints, as this can dislodge bricks and render.

Cracking is also present within the exposed brickwork between the far-left front window and the garage. Repairs over an area of approximately 1 square metre are likely to require removal of loose mortar and localised crack stitching using stainless-steel helical reinforcement bars set into the horizontal bed joints. Any displaced or damaged bricks should be replaced and the area repointed with a compatible mortar. The final scope should be agreed following opening-up and assessment by the repair contractor or structural engineer.

Other localised cracks within the rendered elevations may also require crack stitching or masonry repairs where they extend through the render into the underlying brickwork. The render should be removed locally around representative cracks to establish whether movement is confined to the finish or continues through the masonry substrate.

The existing render is extensively cracked and has reached a condition where isolated filling and overpainting is unlikely to provide a durable repair. Local patching may temporarily improve appearance, but cracks are likely to reappear where the underlying cause has not been addressed. Following completion of the wall tie investigation and structural masonry repairs, substantial removal and



replacement of the external render should be anticipated, potentially extending to complete re-rendering of the affected elevations.

Any replacement render should be compatible with the underlying masonry and should incorporate appropriate movement joints, reinforced mesh around openings and stress points, suitable stop beads and correct weathering details. Dense, impermeable cement-rich coatings should be avoided where they would restrict evaporation from older masonry.

At the side elevation, the lower render drip bead terminates too close to the adjacent ground level. Render should normally finish with adequate clearance above external surfaces to reduce splashback, moisture bridging and deterioration of the lower edge. The adjoining ground or render detail should be altered to provide a suitable separation, generally around 150mm where reasonably achievable, while ensuring that damp-proof course levels and drainage falls are maintained.

No widespread internal evidence was identified to suggest active major structural movement affecting the entire building. However, the failed front arches, widespread external cracking and possibility of defective wall ties require proper investigation and remedial works before the walls can be considered satisfactory.

Condition Rating 3

This rating has been applied because the external walls require significant repair and further investigation. Two front brick arches have failed and require rebuilding, a third arch requires closer inspection once vegetation has been removed, and crack stitching is likely to be required within the front brickwork and possibly elsewhere. The widespread horizontal cracking also warrants a specialist cavity wall tie survey before exchange of contracts. Substantial re-rendering should be anticipated after the underlying masonry defects have been stabilised.









CR2 Grounds & Boundaries

Condition Rating 2

Overview

The property occupies a comparatively large and mature plot, with landscaped gardens to the front and rear, paved access paths, a driveway, boundary walls and fencing, together with several lightweight garden structures.

The front garden is generally well established and includes areas of lawn, mature shrubs and planted borders. A block-paved driveway provides off-road parking and access to the garage. The driveway was generally level and serviceable, with no significant settlement or widespread distortion identified. Minor weed growth was present between some joints and routine cleaning and localised re-sanding will be required as part of normal maintenance.

The front boundary wall appeared to be in satisfactory condition, with no significant leaning, displacement or structural failure noted. As with all low boundary walls, periodic repointing and localised repair should be anticipated over time, particularly where exposed to frost and road salts.

Paved paths extend around the side and rear of the property. These are generally serviceable but show normal age-related wear, localised weed growth and some minor unevenness. Vegetation should be kept cut back and loose or uneven paving units should be reset where they present a trip hazard.

The rear garden is substantial and predominantly laid to lawn, with mature planted borders, shrubs, fruit trees and other established vegetation. The garden is attractive and provides a good degree of privacy; however, the extent of planting will require regular maintenance to prevent vegetation encroaching onto paths, boundaries and the external walls of the house.

A eucalyptus tree is established within the rear garden. Eucalyptus species can grow rapidly and may ultimately become very large if left unmanaged. They can also develop extensive root systems and heavy canopies, particularly where not regularly reduced. The tree did not appear to be causing obvious structural damage at the time of inspection, but its future size and proximity to surrounding structures should be considered. A qualified arboricultural contractor should assess the tree and advise on an appropriate programme of pruning, crown reduction or longer-term management.

The rear boundaries are formed by a mixture of timber fencing and chain-link fencing. These were generally serviceable, although some sections are aged and will require ongoing repair and eventual replacement. Dense vegetation restricted



inspection in places, and the legal ownership and maintenance responsibility for each boundary should be confirmed by the conveyancer from the title documents.

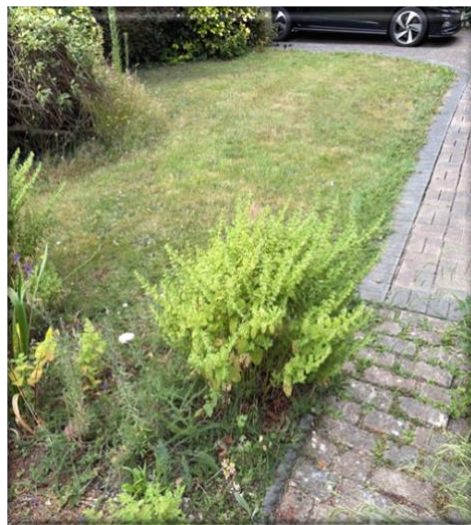
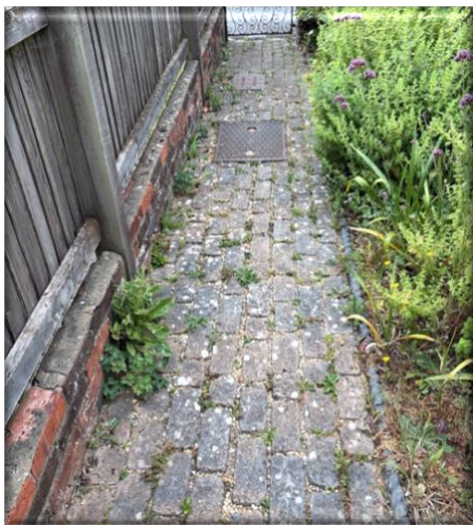
The timber shed and greenhouse within the rear garden are both in poor condition. The shed displays deterioration to the lower timbers and external boarding, while the greenhouse is weathered and requires substantial maintenance. These structures should be regarded as having limited remaining serviceable life unless comprehensively repaired. The purchaser should budget for repair, dismantling or replacement according to intended use.

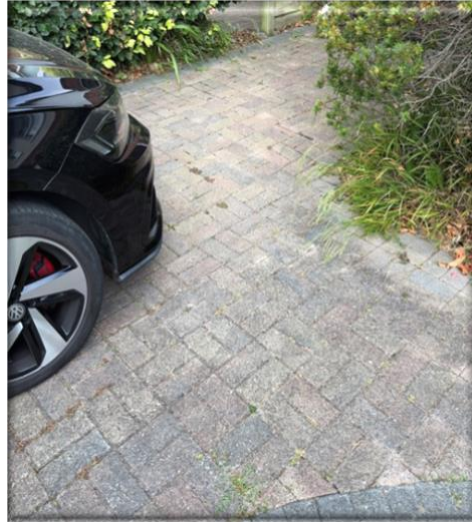
Any rainwater storage containers and garden drainage arrangements should be maintained so that overflow water is directed away from the house and boundary structures. As noted elsewhere in this report, one overflowing water butt was contributing to localised moisture readings internally and should be removed, repaired or repositioned.

The gardens and boundaries are generally satisfactory for a property of this age, but a regular programme of vegetation control, paving maintenance and renewal of lightweight garden structures will be required.

Condition Rating 2

The principal grounds, driveway and front boundary wall are in generally satisfactory condition. However, the eucalyptus tree requires professional management advice, the rear fencing will need periodic repair, and the greenhouse and timber shed are in poor condition with limited remaining serviceable life. Minor paving maintenance and regular vegetation control are also required.











CR2 Drainage

Condition Rating 2

Overview

The property is fitted with a combination of modern plastic rainwater goods and older cast iron drainage components. The modern plastic gutters and several downpipes appear to be relatively recent and were generally found to be in satisfactory condition. These require only routine maintenance, including periodic cleaning to remove leaves and debris.

Several original cast iron rainwater downpipes and soil stacks remain around the property. These components display significant age-related corrosion, with widespread surface rust, flaking paint and localised deterioration visible. Whilst they appeared to remain functional at the time of inspection, they have reached an age where continued deterioration should be expected. Loose rust should be removed, the pipework treated with an appropriate rust inhibitor and redecorated using a suitable metal paint system. Sections that have become excessively corroded or begin to leak should be replaced.

The inspection chambers that were accessible were opened during the inspection. One chamber serving the front of the property contained a small accumulation of debris and partial obstruction within the drain channel. Although the drain was not completely blocked, the chamber should be cleaned and the drain rodded to remove the obstruction and restore unrestricted flow.

Given the significant repairs recommended to the front elevation masonry, particularly the rebuilding of the failed brick arches and crack stitching works, I also recommend that a CCTV drainage survey is commissioned before the structural repairs are undertaken. Defective underground drainage can contribute to localised ground movement and should be ruled out before investing in masonry repairs. The CCTV survey will confirm whether the drains are structurally sound, correctly aligned and free from fractures, displaced joints or root ingress that could be influencing ground conditions adjacent to the front elevation.

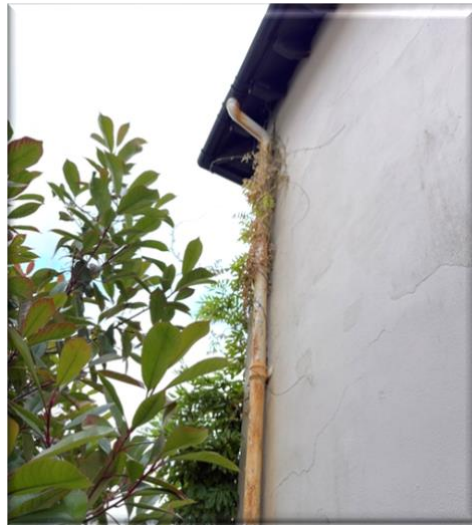
Surface water drainage around the property generally appeared satisfactory, and there was no evidence of widespread ponding during the inspection. However, routine maintenance of gutters, downpipes and gullies remains essential to prevent future water penetration into the external walls.

The rainwater goods should continue to be inspected annually, particularly after autumn leaf fall and following periods of severe weather. Regular cleaning will significantly reduce the likelihood of overflowing gutters and associated dampness within the external walls.



Condition Rating 2

The modern plastic rainwater goods are generally in satisfactory condition. However, the retained cast iron downpipes and stacks exhibit significant corrosion and require maintenance and eventual replacement as necessary. A partial blockage was identified within one inspection chamber and should be cleared by rodding. A CCTV drainage survey is recommended before undertaking the structural masonry repairs to the front elevation to confirm that defective underground drainage is not contributing to the observed cracking.







CR3 Garage

Condition Rating 3

Overview

The property benefits from an attached single garage of traditional masonry construction with a flat roof. The garage provides useful storage and parking accommodation; however, a number of repairs are now required.

The garage is accessed via a pair of metal garage doors which remain operational but are set within a substantial timber door frame. The frame has deteriorated significantly through prolonged exposure to moisture. Extensive timber decay was noted, particularly to the head and side members, where the timber has become soft and rotten. Localised repairs are unlikely to provide a durable solution and complete replacement of the timber door frame is recommended.

The mortar fillets and pointing between the timber frame and the surrounding brickwork have also eroded over time. These joints no longer provide an effective weather seal and are allowing moisture to penetrate the junction between the frame and the masonry. The deteriorated mortar should be raked out and repointed following replacement of the timber frame.

Inspection of the garage roof structure identified dampness affecting several of the ceiling joists together with extensive white mould growth. This confirms that water penetration has occurred through the flat roof covering, as discussed in the Roof Coverings section of this report. The exact source of the leak should be identified and repaired before any internal remedial works are undertaken.

Once the roof has been made weatherproof, the affected timbers should be reassessed. The mould should be cleaned using an appropriate fungicidal treatment, and the timber allowed to dry naturally. Any joists that have suffered significant deterioration or loss of structural integrity should be repaired or replaced by a competent contractor. At the time of inspection the deterioration appeared to be localised, although concealed decay cannot be ruled out until the roof covering has been repaired and the structure fully exposed.

The garage walls generally appeared satisfactory; however, isolated areas of weathered pointing were noted, particularly to the rear elevation. These areas should be repointed using a compatible mortar to prevent further moisture penetration and frost damage.

The electrical installation within the garage reflects the age of the remainder of the property. Older-style accessories and wiring remain in place and should be



considered as part of the wider electrical modernisation recommended elsewhere within this report. No testing of the installation has been undertaken.

Overall, the garage remains structurally serviceable, but repairs to the roof, timber door frame and associated masonry should be undertaken without undue delay to prevent further deterioration.

Condition Rating 3

This rating has been applied because the garage is affected by active water ingress resulting in damp roof timbers and mould growth. The rotten timber garage door frame requires replacement, associated mortar joints require renewal, and some roof timbers may require replacement following repair of the leaking flat roof. Localised repointing and upgrading of the older electrical installation should also be anticipated.







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
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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 aials 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.

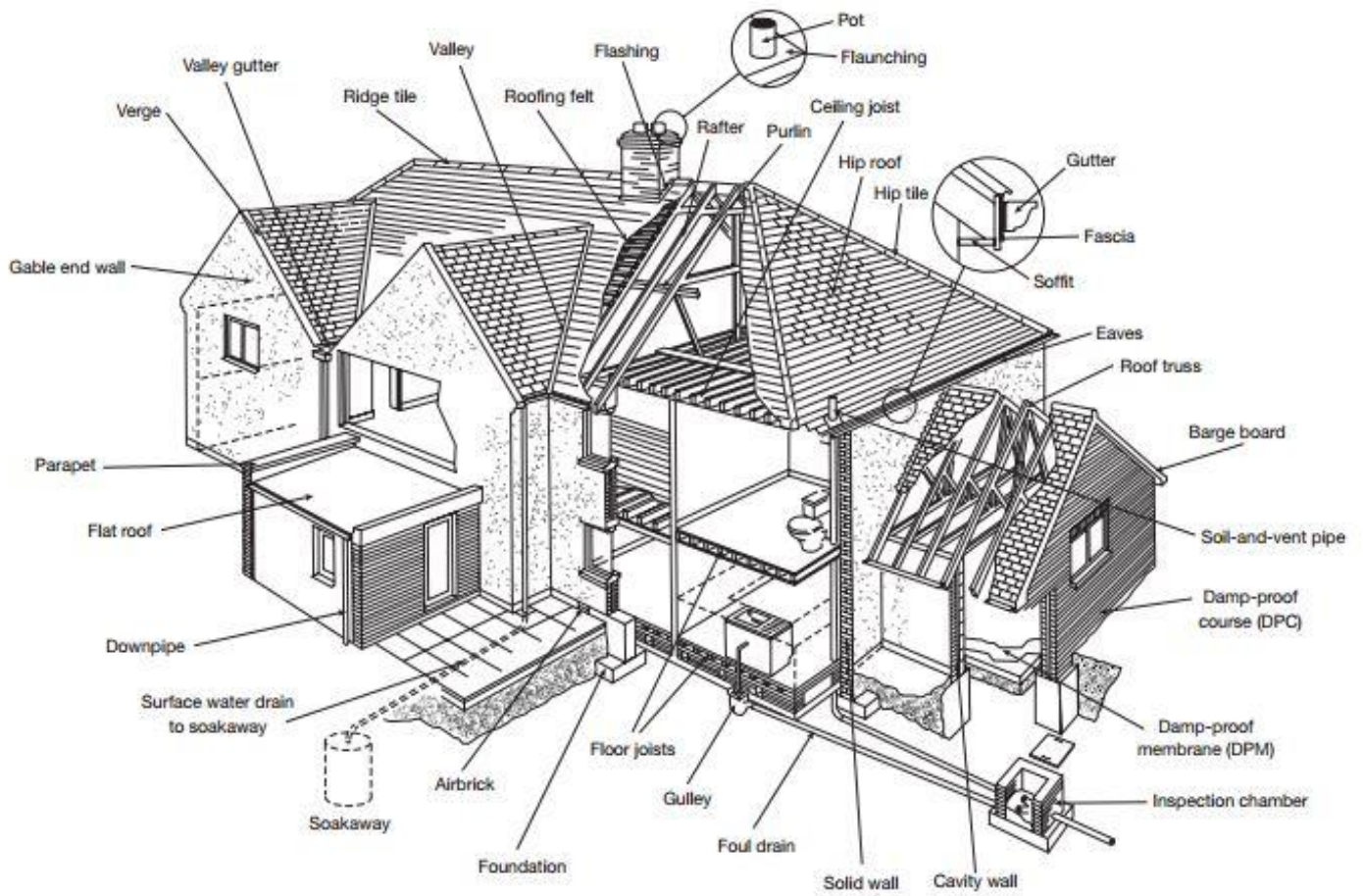
6. General Exterior Maintenance

- 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,

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