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### A Introduction to the report

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

#### A.1 About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property
- a detailed report based on the inspection

#### A.1.1 <u>About the report</u>

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

#### A.1.2 About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys, and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler, or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage, and other



services that can be seen, but these are not tested other than normal operation in everyday use.

• To help describe the condition of the home, we give condition ratings 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 as follows:



Defects that are serious and/or need to be repaired, replaced, or investigated urgently



Defects that need repairing or replacing but are not considered to be either serious or urgent



No repair is urgently needed. The property must be maintained in the normal way.

NI

Not inspected (see 'Important note' below)

#### A.2 Third party reliance

Our advice is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our advice may not, without our written consent, be used or relied on by any third party, even if that third party pays all or part of our fees, or is permitted to see a copy of our advice. If we do provide written consent to a third party relying on our advice, any such third party is deemed to have accepted the terms of our engagement.



### **B** About the inspection

Surveyors name:

Surveyors RICS number:

Company:

Date of inspection:

Report reference number:

Related party disclosure:

Full address and postcode of the property:

Weather conditions:

The status of the property

**Clayton Ayling MRICS** 

1260422

Ayling Associates Ltd

25<sup>th</sup> April 2024



None



Overcast and dry

Occupied



### C Overall opinion and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worse rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section and discuss in detail with us.



#### C.1 Condition ratings and cost estimates

Please find below our modelled costs for condition ratings 2 and 3, alongside overall condition ratings, calculated based on the BCIS Building Maintenance Prices 2024. Our estimates include labour, materials, contractor preliminaries, and overheads and profit. We have incorporated provisional sums for items where BCIS rates are unavailable.

No	Element	Estimated cost					
3	Defects that are serious and/or need to be repaired, replaced or investigated urgently						
E.2.5	Extension flat roof gutters	Install gutters and redirect into adjoining.					
E.3.1.1	Render to Main walls	Hack off and renew render to building (attempt to mitigate by undertaking localised repairs)	£ 70,000				
2	Defects that need repairing or replacing but are not considered to be either serious or urgent						
E.1.1	Chimney 1	Undertake repointing, replace flaunching, replace rendering	£ 2,150				
E.1.2	Chimney 2	Undertake repointing, replace flaunching	£ 1,800				
E.2.3	Rear Bay Flat Roofs	Renew roof covering, edge detail, and flashings to both roofs	£ 3,000				
E.2.4	Extension flat roof	Renew roof covering, edge detail, and flashings	£ 3,000				
E.3.1	Main walls	Cracking to front bay	Not included, pending further investigation				
E.3.1.2	Parapet wall	Hack off and renew render to building (attempt to mitigate by undertaking localised repairs). Include replacement copings here.	£ 900				
E.3.1.3	Main walls damp proof course	Further investigation required, however provisionally allow to relocate the slot drain.	£ 1,500				
E.3.2.1	Render to Extension walls	Hack off and renew render to building (attempt to mitigate by undertaking localised repairs)	included above				
E.3.2.2	Extension walls damp proof course						
F.7.4	Shower Room 1st floor	Allow for replacement seized valve	£ 500				
F.7.5	1st Floor Bathroom	Investigate hot water flow to this room.	not included				
1	No repair is urgently needed. The property must be maintained in the normal way.						
E.2.1	Roof 1						
E.2.2.1	2nd floor flat roof gutters and downpipes						
E.2.2.2	2nd floor flat roof treatment at eaves						
E.2.9	Rear extension roof						
E.2.10	Rear single storey bay						
E.3.2	Extension walls						
E.4.1	Velux windows						
E.4.3	Window Type 2						
E.5.1	Dining room door						



E.5.2	Front door			
E.5.3	Front kitchen door			
E.5.4	Garage rear			
E.5.5	Rear reception door			
E.5.6	Garage door			
F.1.1	Roof structure to Roof 1			
F.1.3	Roof structure to Rear Bay Flat Roofs			
F.1.4	Roof structure to Extension flat roof			
F.3	Ceilings			
F.5.1	Ground floors			
F.5.2	Intermediate floors			
F.5.3	Floor coverings			
F.6.1	Kitchen Dining Room			
F.6.2	Utility			
F.7.1	Ground Floor WC			
F.7.2	Ensuite to Bedroom 1			
F.7.3	Ensuite to Bedroom 2			
	condition rating NI)			
E.2.2	2nd floor flat roof	Renew roof covering, edge detail, and flashings, integrate with existing soffits and fascias.	4	£ 15,000
E.2.6	Front bay roof	Renew roof covering, edge detail, and flashings.		E 2,150
F.1.2	Roof structure to 2nd floor flat roof			
F.1.5	Roof structure to Front Bay			
F.1.6	Roof structure to Rear extension			
F.1.7	Roof structure to Rear Single Storey Bay			
F.2.1	Flue to Chimney 1			
F.2.2	Flue to Chimney 2			
	Access scaffolding		£	20,000
	Subtotal		£	120,200
	Contingency @10%		£	12,020

These are model costs intended to serve as estimates to facilitate early decision-making. It is advisable to obtain quotations from contractors to verify these costs before making a final decision to proceed.

£

£

26,444

158,664

The cost summary should be considered alongside the commentary in the main report.

The confirmation of costs is contingent upon a comprehensive specification and tendering exercise. It is important to note that not all costs associated with the final project can be anticipated at this stage, particularly those that may arise once scaffolding is erected and high-level inspections and opening up works begin.

We have not included an allowance for inflation; therefore, it is recommended that the costs be adjusted annually to reflect changes in tender price indices.



VAT @20%

Total

Furthermore, the costs of regularisation with building regulations or town planning legislation have not been included. We have not included the substantial costs that could be involved to achieve compliance for the loft conversion works, either in respect to the building regulations currently in place, or as they existed when the loft conversion was undertaken.

#### C.2 **Overall opinion of the property**

#### C.2.1 <u>Structural movement</u>

We noted potential structural movement to the rear elevation walls to the garage, which we do not consider is serious at this stage but nevertheless progressive movement cannot be ruled out.

We noted cracking to the inner face of the front bay window at first floor level (Bedroom 2) which we consider may be either caused by replacement of load bearing bay windows, or movement of the bay window in relation to the main building. You are advised to request building regulation completion certificates for the window replacement works and note that approved installer schemes do not apply to windows which are load bearing or structural, and therefore if these elements are load bearing, a building regulation application would have been necessary. In any event referral to a structural engineer is recommended.

It is recommended that a buildings insurance policy capable of covering significant structural repairs be secured so that you are covered if the movement advances in respect of both defects. Any insurer must be informed of the findings documented in this report and you should note that the condition may be reflected in an increased premium.

#### C.2.2 Dampness

We noted dampness to the lower external walls in the dining room and the front reception room. The dampness has not effected the internal finishes so far and is not severe. We have provided a range of measures for action and further investigation.

#### C.2.3 <u>Timber defects</u>

We noted no indication of wood boring beetle or fungal infestations.

#### C.3 Conclusion

In conclusion, the property represents a standard suburban dwelling that has been subject to modifications over the years.

The alterations include a loft conversion, which was executed around 2005, and a rear extension completed approximately in 1978.

The physical condition of the property is generally good, with good attention paid to maintenance over recent years. However, we have identified that flat roofs are reaching the end of their life expectancy and render to the exterior envelope has detached in places giving rise to risks with respect to falling render and a requirement to remove loose material and renew. We have assumed that the render and roofing works will be undertaken at the same time to benefit from simultaneous use of access scaffolding to achieve an economy of scale in our estimated costs.



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It is essential to obtain documentary confirmation that building control and planning applications have been successfully made and signed off for the property to cover the loft conversion and rear extension works. It should be noted that potential contraventions of building regulation requirements have been identified in this report, and therefore, confirmation of compliance is essential in order to proceed.

We advise you to consider that whereas an indemnity policy may mitigate financial risk to a degree, material breaches of building regulation standards can have significant consequences beyond purely financial considerations. For example, if requirements are not met in relation to means of escape in the event of a fire, there may be an elevated risk of harm to occupants of the building.

If planning and building regulations certificates are not provided, an allowance should be made for undertaking the necessary works to meet standards. But note that the scale, scope, and costs of such regularisation works is yet undefined. The extent of works is dependent on a process of design and liaison with the local authority to achieve statutory approvals. Such a process could take many months to complete and major works may be a requirement of achieving certification.



#### D About the property

#### D.1 Type of property

Detached house

#### D.2 Approximate year the property was built

1930's

#### D.3 Approximate year the property was extended

Planning applications were lodged for works to form a rear extension in 1978 and more recently a loft conversion in 2005.

Additional work appears to have been undertaken to remodel parts of the ground floor rear extension with the removal of internal walls.

#### D.4 Accommodation

- Bedroom 1
- Bedroom 1 Ensuite
- 2<sup>nd</sup> Floor Dressing Room
- Bedroom 4
- Bedroom 2 Bedroom 2 Ensuite
- Study
- 1<sup>st</sup> Floor Shower Room
- Bedroom 3
- 1<sup>st</sup> Floor Bathroom
- Bedroom 5
- Ground Floor Hallway
- Lobby
- Reception Front
- Reception Rear
- Kitchen Dining
- Utility
- Ground Floor W/C
- Garage

#### D.5 Construction

Traditional construction with solid walls, a main pitched roof, with additional flat and pitched roofs to the extension and loft conversion.



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#### D.6 Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

D

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. Under current proposals the government intends to introduce more stringent measures to improve energy efficiency to EPC B by 2030, with EPC C required by 2027 set as an interim milestone. It is likely therefor that this property will not be compliant under those regulations.

#### D.7 Services

Gas						$\square$
Electri	city					
Water						
Draina	ge					
Centra	l heating					
Gas		Electric	Solid	Oil	None	



#### D.8 Local Environment

#### D.8.1 Flood risk

Although the risks stated in the government website suggest risks of flooding are low, we consider that the sloping grounds to the front of the property may elevate the risk locally above the stated risks.

We rely on the flood risk data provided by the flood warning information service provided by the UK government. Further information can be found at:

https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode.

#### Rivers and the sea

Very low risk of flooding

#### Surface water

Very low risk of flooding

#### Groundwater

Flooding from groundwater is unlikely in this area.

#### Reservoirs

Flooding from reservoirs is unlikely in this area.



### E Outside the property

- E.1 Chimneys
- E.1.1 Chimney 1 (condition rating 2)





Photo 3

2

Photo 4





Photo 5

Photo 6

#### Chimney location: Rear

This chimney is a masonry chimney with clay pots.

The chimney was inspected from roof level from a distance, without the benefit of a close up view or tactile inspection, it was later inspected from ground level.

The pointing to the chimney appears in a poor condition. Chimney pointing maintenance is crucial for preserving the integrity of brick units of the chimney. Properly maintained pointing also mitigates against the onset or progression of leaning in the chimney structure. Moreover, it plays a significant role in inhibiting water ingress, thereby protecting the internal components of the building structure from moisture-related damage. Failure to properly maintain the chimney pointing can lead to an escalation in repair costs (condition rating 2).

The brick units appear generally in satisfactory condition, this is an indication that historic maintenance has been generally sufficient. Pointing should always be maintained in good condition to prevent the accelerated deterioration of the masonry units.

Render to the chimney is cracked and an allowance should be made for hacking of and replacing locally.

The term "flaunching" refers to a sloping fillet of cement or mortar embedding the base of a chimney pot to hold it in place. Aged flaunchings can be susceptible to water ingress and erosion and should be maintained to hold the pots in place and to prevent the brickwork from deteriorating. The flaunching is in a poor condition and will require repairs or replacement. (Condition rating 2).

We noted that none of the pots are covered with cowls or caps. Generally, chimney stacks and pots should be capped and vented. The caps prevent the ingress of rainwater and nesting birds and insects. Where flues are sealed below and/or fireplaces are not used, there is a risk of a build-up of condensation internally within the flue, which can create dampness issues. Where flues are to be used for solid fuel fires or gas appliances, a specialist should be appointed in order to determine that the gases are sufficiently vented with the caps or cowls in place.

The chimney is weathered against the roof covering with lead cover flashings which appear in



a satisfactory condition. Please note that our inspection was significantly limited from all available vantage points. It is important to keep such weathering elements maintained to prevent water entering the building and causing dampness issues, and deterioration of the building fabric.

The chimney appears generally plumb and true from our inspection all vantage points.

#### E.1.2 <u>Chimney 2 (condition rating 2)</u>



Photo 9

This chimney is a masonry chimney with clay pots.

The chimney was inspected from roof level and ground level from a distance, without the benefit of a close-up view or tactile inspection.

The pointing to the chimney appears in a poor condition. Failure to properly maintain the chimney pointing can lead to an escalation in repair costs (condition rating 2).

The brick units to the chimney appear to have undergone some deterioration. The cause of



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the deterioration of the bricks may be the poor condition of the pointing which can inhibit their ability to shed water and lead to freeze/thaw action. It may be necessary to replace damaged bricks locally and an allowance should be made for this. Pointing should always be maintained in good condition to prevent the accelerated deterioration of the masonry units (condition rating 2).

Render to the chimney is cracked and an allowance should be made for hacking off and replacing locally.

The term "flaunching" refers to a sloping fillet of cement or mortar embedding the base of a chimney pot to hold it in place. Aged flaunchings can be susceptible to water ingress and erosion and should be maintained to hold the pots in place and to prevent the brickwork from deteriorating. The flaunching is in a poor condition and will require repairs or replacement (condition rating 2).

We noted that none of the pots are covered with cowls or caps. Generally, chimney stacks and pots should be capped and vented. The caps prevent the ingress of rainwater and nesting birds and insects. Where flues are sealed below and/or fireplaces are not used, there is a risk of a build-up of condensation internally within the flue, which can create dampness issues. Where flues are to be used for solid fuel fires or gas appliances, a specialist should be appointed in order to determine that the gases are sufficiently vented with the caps or cowls in place.

The chimney appears to lean slightly. We recommend that the degree of leaning is monitored. It may be necessary to stabilise or rebuild the chimney over the coming years, and an allowance should be set aside for this.

- E.2 Roofs
- E.2.1 Roof 1 (condition rating 1)



Photo 10



Photo 11







Photo 12

Photo 13



Photo 14



Photo 15



Photo 16



Photo 17





Photo 19



Photo 20



Photo 22



Photo 21



Photo 23





The roof was inspected through an upper rooflight window, and from ground level.

The roof's pitch 45° meets or exceeds the recommended minimum for its covering type concrete plain tiles.

The age of the roof estimated at around (20 years) is still within the expected life expectancy of 60 years for concrete plain tiles.

The roof covering appears clean, free from significant soiling, moss, or lichen. This indicates regular maintenance or a newer roof.

The roof features half round concrete tiles which are wet bedded on mortar.

The mortar bedding to the ridge tiles appears in satisfactory condition, providing a solid foundation for the tiles. Regular inspections and maintenance will ensure their longevity and safety.

The roof ridge is not ventilated. It is essential to monitor for signs of moisture build-up in the attic or insulation, as lack of proper ventilation can lead to such issues. If there are signs of moisture or mould, considering adding ridge ventilation can complement eaves ventilation, promoting better airflow and moisture prevention.

There are pitched valley gutters to the roof and we could affect a limited inspection through a window at roof level, without the benefit of a close up or tactile inspection. Where pitched valley gutters are installed, the roof tiles are cut to form the valley gutter, and this leaves exposed cut edges that are susceptible to deterioration through water ingress; it is common for valley tiles to deteriorate more quickly than other tiles that have not been cut. In addition, the decking to the lead lining and the lead itself are vulnerable to various agents of deterioration. We noted that the valley gutters, mortar bedding and linings appear to be in a good condition.

The roof uses cover flashings. Cover flashings are typically used where a vertical surface meets a sloping roof section. They are designed to prevent water from penetrating the junction between the roof and the adjoining wall. The flashings appear in a satisfactory condition.



#### E.2.1.1 Roof 1 gutters and downpipes

The roof has PVCu gutters and downpipes, with a parapet gutter to the northern flank wall lined apparently in lead with a lead cover flashing. The PVCu gutters are in a satisfactory condition, the parapet gutter appears satisfactory and generally clear of debris. Very slight crazing of the surface suggests that repairs may have been undertaken, but this could not be confirmed from available vantage points.

Gutters made from PVCu by most manufacturers are typically secured in place using brackets that are positioned at intervals of no greater than 1 metre. This arrangement is intended to ensure full support for the gutters, thereby mitigating the risk of distortion or sagging. Such deformation may precipitate leaks, potentially causing harm to the structure of the building. The causes of distortion or sagging may include thermal expansion or the weight of snow. For this particular roof, the spacing of the brackets falls within the permissible range, thus providing sufficient support for the gutters.

Maintaining clear gutters is crucial to prevent water damage and structural issues. Plant growth in gutters can obstruct water flow, leading to overflow and potential damage to the building fabric. Additionally, the weight of debris can strain gutter attachments. Regular gutter maintenance is essential to manage rainwater effectively and preserve the building's integrity. We noted no indication of significant plant growth in the gutters at the time of the inspection.

The PVCu downpipes are showing slight chalking due to UV degradation but should have many years of serviceable life remaining.

The parapet gutter appears to be lined with a material resembling lead, although it is coloured black—potentially due to atmospheric pollution or possibly a coating of bitumen paint. Lead gutters in long sections typically require steps to accommodate the expansion and contraction of the lead sheets under varying thermal conditions; however, such steps are absent in this instance. Should the gutter be composed of a different material, it would be beneficial for the current owner to provide confirmation and any available documentary evidence of the initial installation. Most other materials that could be used would be approaching the end of their serviceable life if they had been installed in 2005/2006. Nonetheless, this issue can be thoroughly investigated during the flat roof replacement works proposed in this report.

The parapet gutter poses difficulties for cleaning and maintenance. Below the wall lies the access passageway of the adjacent property, to which this property most likely lacks legal access or rights for the erection of access equipment. It appears that the gutters are likely maintained through the upper windows on the second floor; however, further details regarding the safe execution of these tasks should be sought. Additionally, it would be advisable to obtain contact information for gutter cleaning companies familiar with such operations from the current owner if they are available.

#### E.2.1.2 Roof 1 treatment at eaves

The roof has PVCu soffits and fascias. PVCu soffits and fascias are favoured over timber for their enhanced durability, modern look, and minimal upkeep. Resistant to weathering, rot, and decay, PVCu eliminates the need for frequent maintenance, unlike timber. These elements appear in a satisfactory condition.

Where roof voids are insulated, they typically require ventilation of the roof void in order to mitigate the effects of condensation within the roof void. The eaves are ventilated for this roof



22

with a ventilation grille under the soffit.

#### E.2.2 <u>2nd floor flat roof (condition rating NI)</u>

NI



Photo 26

The roof was not inspected during our assessment. Further investigation or another survey may be necessary to understand the roof's condition. Alternatively, the roof may carry an existing guarantee, and your legal advisor should be asked to request this.

The roof covering is a reinforced bitumen membrane (RBM). Historically, RBM roof coverings had a life expectancy of approximately 10 years; recent advancements have considerably enhanced this timescale. Modern high-performance systems frequently include plasticisers within the bitumen, which are intended to prevent brittleness, and may provide guarantees of longevity for up to 25 years. The past two decades have seen a significant rise in the selection of such systems. This roof covering most likely dates from the original loft conversion understood to have taken place in 2005. We estimate the age of the roof is approaching 20 years and as such we consider that it is close to or has exceeded the typical life expectancy. The condition should be monitored and an allowance should be made for replacement over the next 5-10 years to ensure that water does not begin to enter the building fabric (condition rating 2).

The flat roof deck is most likely constructed using a cold deck ventilated method. In this configuration, the insulation is placed below the structural deck, and dedicated ventilation is provided. This ventilation is crucial as it helps prevent the accumulation of moisture, mitigating the risk of condensation and biodegradation of the roof structure. There is a difficulty in providing proper cross ventilation to this roof the perimeter junction with the main roof does not terminate at a soffit and fascia configuration where ventilation can be easily introduced. This may be something that could be overcome with good design practices, but this could not be confirmed at the inspection.

The roof drains directly onto the main roof where in contact with it. The junction between the



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main roof and this roof could not be inspected from ground level. The detailing of this junction will be critical in maintaining water tightness.

E.2.2.1 2nd floor flat roof gutters and downpipes (condition rating 1)

The PVCu gutters are in a satisfactory state. Regular maintenance and observation are advised to prolong their useful life.

Gutters made from PVCu by most manufacturers are typically secured in place using brackets positioned at intervals of no more than 1 metre. The spacing is sufficient to this roof.

The roof drains directly onto the main roof where in contact with it. The junction between the main roof and this roof could not be inspected from ground level. The detailing of this junction will be critical in maintaining water tightness.

Maintaining clear gutters is crucial to prevent water damage and structural issues. Plant growth in gutters can obstruct water flow, leading to overflow and potential damage to the building fabric. Additionally, the weight of debris can strain gutter attachments. Regular gutter maintenance is essential to manage rainwater effectively and preserve the building's integrity. We noted no indication of significant plant growth in the gutters at the time of the inspection.

The PVCu downpipes are in satisfactory condition.

E.2.2.2 2nd floor flat roof treatment at eaves (condition rating 1)

The roof has PVCu soffits and fascias. These elements appear in a satisfactory condition.

The eaves are ventilated for this roof.



#### E.2.3 Rear Bay Flat Roofs (condition rating 2)





Photo 27

There are two roofs to bay windows to the rear of the property, one of which could be seen from the upper window and the other was obscured by the aspect of the building. In this section we have allowed for replacement of the roof that we could not inspect on the assumption that it was installed at the same time and is therefore in a similar condition.

The roof covering is a reinforced bitumen membrane (RBM). These roof coverings most likely date from the original loft conversion understood to have taken place in 2005. We estimate the age of the roof age is approaching (20 years) and as such we consider that it is close to or has exceeded the typical life expectancy. The condition should be monitored and an allowance should be made for replacement over the next 5-10 years to ensure that water does not begin to enter the building fabric (condition rating 2).

The flat roof is constructed using a cold deck ventilated method. Ventilation is installed at the soffits.



#### E.2.4 Extension flat roof (condition rating 2)





2



Photo 29







Photo 31



Photo 32



Photo 33



The roof was inspected using a ladder. This approach offers a compromise between the detailed insights of a walk-over inspection and the broader perspective of a ground-level assessment but does not allow us to undertake a close up tactile inspection of the central roof area.

The roof covering is a reinforced bitumen membrane (RBM). The condition of the roof appears commensurate with the other flat roofs to the property. The condition should be monitored, and an allowance should be made for replacement over the next 5-10 years to ensure that water does not begin to enter the building fabric (condition rating 2).

The flat roof is constructed using a cold deck unventilated design. In this setup, the insulation is placed below the structural deck, and there is no dedicated ventilation. This absence of ventilation can be problematic, as the roof might be prone to condensation issues. Condensation, if not managed, can cause timber rot, compromise the structural integrity of the roof, and lead to an escalation in repair costs.

The roof uses cover flashings. Cover flashings are typically used where a vertical surface meets a sloping roof section. They are designed to prevent water from penetrating the junction between the roof and the adjoining wall. The flashings appear in a satisfactory condition.

In order to achieve adequate weather protection to the wall below, we recommend an overhang at eaves of at least 300 mm. This roof has no overhang.

E.2.4.1 Extension flat roof treatment at eaves

The roof has PVCu fascias without a soffit. These elements appear in a satisfactory condition.

Where roof voids are insulated, they typically require ventilation of the roof void in order to mitigate the effects of condensation within the roof void. The eaves are not ventilated for this roof, which gives rise to an elevated risk of biodegradation of the roof timbers. A ventilation gap should also be introduced between the insulation and the sarking at the eaves, and ventilation at the abutment may be required.

#### E.2.5 Extension flat roof gutters (condition rating 3)



This roof has no gutters installed and drainage is handled by the main extension pitched roof, with this roof cascading water onto it. Note that the cheek walls are susceptible to damage frin water ingress where the water runs off the drip detail, and damage to the render has occurred most likely as a consequence. A proposal should be developed to redirect the water to contain it within the rainwater goods.



#### E.2.6 Front bay roof (condition rating NI)

ΝΙ



Photo 34

The inspection was conducted from the ground level due to the pitched nature of the roof. While this method offers a broader view of the roof, some details might not be as apparent as with a closer inspection.

The roof features a reinforced bitumen membrane (RBM), the roof covering was most likely installed at the same time as the main flat roof in which case it is at or has exceeded its serviceable life. The condition should be monitored and an allowance should be made for replacement over the next 5-10 years to ensure that water does not begin to enter the building fabric (condition rating 2).

The flat roof is constructed using a cold deck ventilated method with ventilation to the eaves soffits.

#### E.2.7 Front bay gutters

The gutters to this roof are shared with the main roof.

#### E.2.8 Front bay treatment at eaves

The soffits and fascias are shared with the main roof.



#### E.2.9 Rear extension roof (condition rating 1)



Photo 37





29

The inspection was conducted from the ground level due to the pitched nature of the roof. While this method offers a broader view of the roof, some details might not be as apparent as with a closer inspection.

The roof's pitch at 45° meets or exceeds the recommended minimum for its covering type concrete plain tiles.

The age of the roof (20 years) is still within the expected life expectancy of 60 years for Concrete plain tiles.

The roof covering exhibits signs of soiling, moss, or lichen. Regular maintenance and cleaning are recommended to extend the lifespan of the roof.

The roof features half round concrete tiles which are wet bedded on mortar.

The mortar bedding to the ridge tiles appears in satisfactory condition, providing a solid foundation for the tiles. Regular inspections and maintenance will ensure their longevity and safety.

The roof ridge is not ventilated. It is essential to monitor for signs of moisture build-up in the attic or insulation, as lack of proper ventilation can lead to such issues. If there are signs of moisture or mould, considering adding ridge ventilation can complement eaves ventilation, promoting better airflow and moisture prevention.

Verges are pointed with mortar, which we noted to be beginning to fracture. The verge pointing should be monitored, and an allowance made for replacement in due course to maintain water tightness. Note that verge under cloaking can contain asbestos and the provisions of the Control of Asbestos Regulations 2012 should be followed if undertaking work to relevant materials.

Verges should generally oversail the wall or bargeboard by at least 50 mm, and in this case the overhang appears to be adequate.

The roof uses cover flashings. Cover flashings are typically used where a vertical surface meets a sloping roof section. They are designed to prevent water from penetrating the junction between the roof and the adjoining wall.

In order to achieve adequate weather protection to the wall below, we recommend an overhang at eaves of at least 300 mm. This roof has no overhang.

#### E.2.9.1 Rear extension gutters and downpipes

The PVCu gutters are in a satisfactory state. Regular maintenance and observation are advised to prolong their useful life.

Gutters made from PVCu by most manufacturers are typically secured in place using brackets that are positioned at intervals of no greater than 1 metre. For this particular roof, the spacing of the brackets falls within the permissible range, thus providing sufficient support for the gutters.

Maintaining clear gutters is crucial to prevent water damage and structural issues. We noted no indication of significant plant growth in the gutters at the time of the inspection.



The PVCu downpipes are showing chalking due to UV degradation.

E.2.9.2 Rear extension treatment at eaves

The roof has PVCu fascias without a soffit. These elements appear in a satisfactory condition.

This roof has a fascia board only without a complementary soffit to enclose the eaves.

Where roof voids are insulated, they typically require ventilation of the roof void in order to mitigate the effects of condensation within the roof void. The eaves are not ventilated for this roof, which gives rise to an elevated risk of biodegradation of the roof timbers. A ventilation gap should also be introduced between the insulation and the sarking at the eaves, and ventilation at the ridge may be required.

E.2.10 Rear single storey bay (condition rating 1)





Photo 41





The inspection was conducted from the ground level.



The roof's pitch 45° meets or exceeds the recommended minimum for its covering type concrete plain tiles.

The age of the roof (20 years) is still within the expected life expectancy of 60 years for Concrete plain tiles.

The roof covering appears clean, free from significant soiling, moss, or lichen. This indicates regular maintenance or a newer roof.

The roof uses cover flashings. They appear in a satisfactory condition.

E.2.10.1 Rear single storey bay treatment at eaves

The roof has PVCu soffits and fascias. These elements appear in a satisfactory condition.

The eaves are ventilated for this roof.

- E.3 Walls
- E.3.1 Main walls (condition rating 2)



Photo 43

Photo 44







Photo 45

Photo 46



Photo 47





Photo 49



Photo 50





Photo 51



Photo 52



Photo 53



Photo 55

Photo 56

11





Photo 59

Photo 60

The main walls to the rear and side elevations are of solid construction, with full height rendering with a traditional sand/cement or lime render.

The walls are of solid traditional construction nominally measuring 225 in width, including internal/external finishes. Such walls are generally considered to have significantly poorer thermal performance, as well as significantly less resistance to moisture, than cavity walls which are more typically found in post-war and modern masonry construction.

Steel lintels are most likely used to form the wall openings. While steel lintels are strong and provide good support, they might be susceptible to corrosion over time, especially in moist or salty environments.

Air bricks are positioned less frequently than would be expected below the finished floor level. Although they provide some ventilation to the sub-floor void, their infrequent placement may increase the risk of biodegradation due to insufficient airflow to the sub-floor void.

The exterior walls are painted, but the paint is in poor condition. While paint can give an attractive appearance, it is essential to be cautious as paint can trap moisture, leading to an



elevated risk of dampness issues and damage to any timbers in contact.

We noted cracking to the internal surfaces of the external walls to Bedroom 2 at the bay window (Photo 135) but noted no obvious associated cracking externally. We consider that the nature and severity of the cracking internally indicates that the cracks may be of a structural nature. Bay windows often move in relation to the main building as a consequence of differential settlement between the bay foundations and the foundations of the main building, and this could have caused this cracking pattern. Another possibility is that the load bearing mullions to the bay window below have either settled or moved during installation/replacement. Replacement of load bearing bay windows can require an additional building regulation application over and above what is normally covered under an approved installer scheme Building (Approved Inspectors etc.) Regulations 2010 e.g FENSA, which could mean a direct application to the local authority building control department is required, your legal advisor should be asked to request building control completion certificates for these works. Referral to a structural engineer is advised for a comprehensive assessment (condition rating 2).

Cracking, which might indicate potential subsidence or foundation issues, has been observed on the exterior wall at the rear of the garage (Photo 44). It is more probable that these cracks affect only the render and share a similar origin with the cracks observed in the adjacent render; nonetheless, the possibility of structural movement cannot be disregarded (condition rating 2).

It is recommended that a buildings insurance policy capable of covering significant structural repairs be secured so that you are covered if the movement advances. Any insurer must be informed of the findings documented in this report, and note that the condition may be reflected in an increased premium. To further mitigate risks, further investigation by a structural engineer could be undertaken.

E.3.1.1 Render to Main walls (condition rating 3)

The wall has been fully rendered to its full height with traditional sand cement render. This type of render is the most commonly found render type in the UK. Usually laid on in three coats and typically painted to achieve the desired finish.

We undertook a tap test where accessible and noted widespread areas of detachment. We also noted that the render in many areas has significant cracking and crazing. These defects are most prominent towards the garage area, northern elevation, and to the rear extension which is covered under its own heading in this report; the render is much more solid to the front elevation and side elevation, albeit localised cracking is also present there. It is likely that the render to the building will require local replacement only; however, as hacking off render locally may disturb adjacent areas, or reveal hidden defects, we recommend that an allowance is made for replacing the render to the entire building. These works are required to mitigate the risk of significant detachment causing a risk to persons and property from falling render, and to prevent water getting trapped behind the render and causing damp issues. Note that at the northern elevation, there is a risk of render falling on to the neighbour's land (condition rating 3).


E.3.1.2 Parapet wall (condition rating 2)

A parapet wall is situated on the northern elevation at the base of the roof slope, terminating the main wall of the northern elevation at its upper boundary. The wall is topped with a saddleback concrete coping stone. Such stones should be designed to incorporate throatings, which facilitate the diversion of water away from the wall. From our distant inspection, the presence of throatings could not be confirmed.

The pattern of cracking observed in the render directly beneath the coping is indicative of inadequate water shedding by the coping due to an inadequate throating, leading to the deterioration of the render below, or water leaking through the joints between the coping stones. A detailed investigation from a higher vantage point is necessary to verify the specifics of the parapet detailing. An allowance for the replacement of the coping stones should be considered in conjunction with the render replacement works.

E.3.1.3 Main walls damp proof course (condition rating 2)

The DPC is not visible for the main walls at either the front or rear of the property.

Our assessment suggests it is most likely made of bitumen felt based on the age and history of the property. We recommend further investigation to determine the DPC's status. If absent, one can often retrofit a chemical DPC, which typically requires renewal every decade. Rarely, buildings have required complete reconstruction when DPC retrofitting was not possible.

The height of the DPC could not be determined during our assessment as the location where it should be found is covered with render. Further investigation is recommended to ascertain its placement.

We noted elevated damp meter readings at low level to the Front Reception Room within the bay. We noted no significant damage to the finishes to this room that could be attributable to rising damp.

Rising damp in a wall, detectable by a damp meter but not yet manifest on the surface, suggests that moisture is being absorbed from the ground and ascending through the wall material by capillary action. This sub-surface moisture, while not yet causing visible defects such as discoloration or paint peeling, is an early indicator of a condition that, if unaddressed, may result in more substantial issues including structural damage to susceptible timber elements.

Remedial works commonly involve the introduction of a damp-proof course or the injection of chemical damp-proofing agents into the affected walls and/or isolation of timber elements from damp masonry. It should be noted that such remedial measures are not guaranteed to be effective in all cases due to a variety of factors such as the construction method, the extent of the dampness, and the presence of other moisture sources. It is advisable to engage in an investigation and design process with specialists in the field for precise diagnosis and formulation of a treatment strategy, however all other sources of water ingress should be thoroughly investigated and eliminated before undertaking damp treatment works as set out



in the following paragraphs.

Prior to initiating any damp treatment works, further investigations are necessary to ascertain the position of the Damp Proof Course (DPC) relative to ground levels, and the extent to which the render plinth is bridging the DPC. Dependent on the outcomes of these investigations, it may be feasible to mitigate dampness by reducing external ground levels and modifying the detailing of the render in relation to the DPC.

We noted that the external grounds at the front of the property slope downward towards the main walls; slot drains are installed to channel water away from the paving and are intended to prevent water from reaching the walls. Should the slot drains fail to adequately remove the water, the walls may absorb the moisture, which could exacerbate or be the proximate cause of the dampness.

Further investigation is also advisable during a period of high rainfall to observe the performance of the main gutters in diverting water away from the roof and the building fabric, as well as their interaction with the drainage system of the front driveway.

In any event, it will be extremely important to keep the slot drains clear so that they remain free flowing.

In certain cases, the installation of additional slot drains directly adjacent to the walls may have a similar effect to lowering of ground levels in relation to the DPC and further assist in maintaining moisture levels within acceptable parameters. In the existing condition, the slot drain is position close to the building in some locations, but where dampness was discovered, it was found to be positioned a distance away from the wall.





#### E.3.2 Extension walls (condition rating 1)



Photo 64

Photo 65

The extension walls are of solid construction and with full height rendering with a traditional sand/cement or lime render.

The external walls to the property are most likely solid traditional walls as they measure 225mm in width, including internal/external finishes, although in rare cases cavity walls of narrow width are found. Solid walls are generally considered to have significantly poorer thermal performance, as well as significantly less resistance to moisture, than cavity walls which are more typically found in post-war and modern masonry construction.

The walls are most likely uninsulated. Lack of insulation can lead to increased energy consumption due to inefficient heat retention, making the interior less comfortable during temperature extremes. Consideration should be given to adding insulation for improved energy efficiency and comfort.



Steel lintels are most likely used for the wall openings. While steel lintels are strong and provide good support, they might be susceptible to corrosion over time, especially in moist or salty environments, and if they are not galvanised.

The exterior walls are painted and the paint is in an aged condition. While paint can give an aesthetic appearance, it is essential to be cautious as paint can trap moisture, leading to an elevated risk of dampness issues and damage to any timber in contact with external walls.

E.3.2.1 Render to Extension walls (condition rating 2)

These walls have been fully rendered to its full height with traditional sand cement render.

We undertook a tap test where accessible and noted widespread areas of detachment. Towards at the cheek to the flat roof area, and below the adjacent window. It is likely that the render will require local replacement only; however, as hacking off render locally may disturb adjacent areas, or reveal hidden defects we recommend that an allowance is made for replacing the render to the entire building. These works are required to mitigate the risk of significant detachment causing a risk to persons and property from falling away, and to prevent water getting trapped behind the render and causing damp issues.

E.3.2.2 Extension walls damp proof course (condition rating 2)

It was not possible to inspect the DPC as it was covered over with render, and we are not able to infer the most likely material. If there is no effective DPC, remedial work can sometimes be undertaken to retrofit a chemical DPC, which generally requires renewal every 10 years or so. Such DPCs are not always effective in preventing rising damp.

The height of the DPC could not be determined during our assessment. Further investigation is recommended to ascertain its placement. Depending on the findings, adjustments to the external ground level or other mitigation measures may be required.

We noted elevated damp meter readings in the dining room along the rear wall at low level that could be an indication of rising damp, although this has not as yet affected the finishes. The DPC may be bridged also in this area, and further investigation is required to expose it and determine the remedial works required. Externally there is a knee wall constructed of masonry up against the effected wall, and the interaction between the two walls and the DPC will need to be investigated and modified if necessary.







#### E.4 Windows

#### E.4.1 <u>Velux windows (condition rating 1)</u>





Photo 66

Photo 67

The windows to the loft conversion are 'Velux' roof lights typically found in loft conversions.

The windows feature double glazing, which is intended to offer a reduced heat transmittance (U-value) compared to single glazing. This may result in increased comfort for building occupants and potentially lower operational costs related to space heating. The impact on noise insulation appears to be marginal.

In most instances, the windows should comply with building regulations and receive certification through approved inspectors, as stipulated by the Building (Approved Inspectors etc.) Regulations 2010. Consultation with a legal representative is advised for the acquisition of relevant building regulation certificates. The availability or absence of such certification may become a condition in future property transactions.

As these windows form part of the loft conversion dating from 2005, they may be required to serve as a mean of escape. You should confirm that building regulation completion certificate is available to confirm that the requirements are met.

#### E.4.2 Velux windows Internal observations

A check was performed to ensure that accessible windows open and close as intended. The following observations were noted:

Windows were found to open freely to Bedroom 1 which have the following window type: Velux windows.



#### E.4.3 <u>Window Type 2 (condition rating 1)</u>



Photo 70

Photo 71

1

The property is equipped with casement windows featuring PVCu frames and double glazing. In the United Kingdom, since approximately the 1970s, PVCu-framed windows with sealed double-glazing units have been the predominant choice for domestic installations. This is due, in part, to their thermal performance and lower maintenance requirements when contrasted with steel or wooden framed windows.

The windows feature double glazing.

In most instances, the windows should comply with building regulations and receive certification through approved inspectors, as stipulated by the Building (Approved Inspectors etc.) Regulations 2010. Consultation with a legal representative is advised for the acquisition of relevant building regulation certificates. The availability or absence of such certification may become a condition in future property transactions.

The windows of the property feature PVCu frames, which are presently in a satisfactory condition. In this state, immediate repair or replacement seems unlikely, as the installation



appears to be functioning as intended.

Trickle vents can assist with providing background ventilation; this helps to keep the relative humidity to the property to a satisfactory level, which assists in providing a healthy indoor environment. There are no trickle vents to these windows and retrofitting should be considered if possible; we recommend that you discuss this with a window fabricator.

#### E.4.4 <u>Window Type 2 Internal observations</u>

A check was performed to ensure that accessible windows open and close as intended. The following observations were noted:

Windows were found to be stiff to the 1st floor hallway, Bedroom 2, and Ensuite to Bedroom 2, which would most likely benefit from lubrication, and easing and adjusting.

Windows were locked with no key available to the Font Reception Room.

The following rooms were noted to have the following numbers of blown double glazing windowpanes, which should be replaced:

- 1st floor bathroom requires 1 pane

#### E.5 External doors

E.5.1 Dining room door (condition rating 1)



Photo 72

PVCu double glazed door is in a satisfactory condition.

This door has a multipoint locking system.



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#### E.5.2 Front door (condition rating 1)





Photo 73

Timber door is in a satisfactory condition.

The door has typical ironmongery and has a mortice deadlock.

E.5.3 Front kitchen door (condition rating 1)



Photo 74

PVCu double glazed door is in a satisfactory condition.

The door has typical ironmongery and has a key operated multi-point locking system.



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#### E.5.4 Garage rear (condition rating 1)



1



Photo 75

PVCu double glazed door is in a satisfactory condition.

The door has typical ironmongery and has a key operated multi-point locking system.

E.5.5 Rear reception door (condition rating 1)



Photo 76

PVCu double glazed door is in a satisfactory condition.

The door has typical ironmongery and has a key operated multi-point locking system.



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#### E.5.6 Garage door (condition rating 1)



Photo 77



1

Photo 78

PVCu double glazed door is in a satisfactory condition.

The door has a folding up and over design and was observed in operation at the time of the inspection.



- F Inside the property
- F.1 Roof structures
- F.1.1 Roof structure to Roof 1 (condition rating 1)



Photo 79





Photo 81





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Photo 84



Photo 85



Photo 86



Photo 87







Photo 89 Steel beam as part of loft conversion

Photo 90

The loft space floor and ceilings are fully boarded, which limits accessibility to specific areas. As a result, we were unable to examine the eaves, rafters, wall plate/rafter junctions, ceiling ties, insulation, and the ceiling surfaces concealed behind the boarding.

The roof structure in this case is configured as a 'room-in-roof' arrangement, with hand-cut structural elements. Rafters rest on wall plates mounted on the exterior walls, while intermediate support is provided by 'knee walls' that form the lower walls within the room. The former roof prior to the loft conversion would most likely have been a pitched roof, and now this has been modified to support a flat section on top.

The condition of the roof timbers is generally satisfactory. They appear in a good state of repair.

In use, there is a risk of biodegradation (rot and wood boring insects) occurring in roof timbers if the moisture content of the timber is elevated above 15% for a sustained period of time, and it dramatically increases at higher moisture levels. We observed that the general moisture content of the roof timbers was below 15% during the inspection. However, we strongly advise monitoring this moisture level with changing weather conditions, as occupant lifestyle patterns can significantly impact the humidity of the roof space.

We have observed no significant staining to the roof timbers.

We observed no significant indication of beetle infestation in the roof timbers.

We noted no significant indication of rot in the roof structure.

Loft insulation is approximately 100mm in thickness and laid between ceiling ties. To achieve a U-value compliant with modern building regulation standards, we recommend increasing the loft insulation thickness to at least 270mm, although this may vary depending on the specification and brand of loft insulation. We recommend that the manufacturer's documentation is referenced. We consider that there may not be space to install the required insulation within the roof void due to special constraints, and so substantial design and physical work may be required to regularise or achieve building regulation approval retrospectively.

Given that the loft conversion was carried out in 2005, the building regulations applicable at that time would likely have mandated the installation of 200 mm of mineral wool insulation. It



appears that this specification was not met, in which case it is highly likely to have been noncompliant with the regulations in force at that time.

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F.1.2 Roof structure to 2nd floor flat roof (condition rating NI)

As the roof surface could not be inspected, it was not possible to evaluate the condition of the underlying roof structure.

F.1.3 Roof structure to Rear Bay Flat Roofs (condition rating 1)

The roof has a timber deck, often constructed on firings to create a slope for drainage. Timber decks are susceptible to biodegradation, particularly rot, when exposed to moisture over time. Regular inspection and maintenance are necessary to ensure their longevity and structural integrity.

We noted no significant ponding or depressions in the roof deck to the roof that could be seen.

F.1.4 Roof structure to Extension flat roof (condition rating 1)

The roof also has a timber deck.

We noted no significant ponding or depressions in the roof deck.

F.1.5 Roof structure to Front Bay (condition rating NI)

## NI

NI

As the roof surface could not be inspected, it was not possible to evaluate the condition of the roof structure.

F.1.6 Roof structure to Rear extension (condition rating NI)

This roof is concealed behind boarding which forms a vaulted ceiling. There is no access to the roof void and therefore this area could not be inspected.







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#### F.1.7 Roof structure to Rear Single Storey Bay (condition rating NI)

NI

#### F.2 Chimney flues

To the front and rear reception rooms, mock chimney breasts constructed of timber stud walling are installed. Neither is served by a chimney and they cannot be used to install a heating appliance that is reliant on a chimney. In each case they provide a housing for a TV.

#### F.2.1 Chimney 1 (condition rating NI)



Photo 91

The flue associated with this chimney is not visible in the rooms below until reaching the utility area at ground floor level. It is possible that the chimney has been discontinued at a higher level within the building.

Consequently, it was not feasible to inspect the chimney flue in the upper rooms.

The original plans and designs pertinent to the loft conversion might disclose the details of the works carried out, but these have not been seen.

Should the chimney breast and flue have been discontinued, structural supports would have been necessary; however, their presence could not be verified.

Any efforts to remove the chimney breasts ought to have adhered to building regulations. It is



51

advisable to request the building regulation completion certificates and designs to verify compliance.

Within the store off the utility the chimney breast can be seen. Metal plates are affixed to it, which are most likely intended for access for sweeping, and for introducing air for the air flow to the fires.

It may not be possible to reinstate the chimney should you wish to install fires to the property and if you wish to do that you should seek advice from a registered chimney sweep who can inspect the interior of the flue.

#### F.2.2 Chimney 2 (condition rating NI)

The flue associated with this chimney is not visible in the rooms below, externally it appears that the chimney is terminated at a rendered corbel at the side elevation. It is possible that the chimney has been discontinued internally by the removal of projecting parts of the chimney breasts.

NI

Consequently, it was not feasible to inspect the chimney flue internally.

The original plans and designs pertinent to the loft conversion and other works might disclose the details of the works carried out.

Should the chimney breast and flue have been discontinued, structural supports may have been necessary; however, their presence could not be verified.

Any efforts to remove the chimney breasts ought to have adhered to building regulations. It is advisable to request the building regulation completion certificates and designs to verify compliance.

It may not be possible to reinstate the chimney should you wish to install fires to the property and if you wish to do that you should seek advice from a registered chimney sweep who can inspect the interior of the flue.

#### F.3 Ceilings (condition rating 1)

All rooms to the building have plasterboard ceilings. Such ceilings are typical of more modern construction and generally have low maintenance requirements. They are generally finished with a flatter appearance than more traditional ceiling types, giving them a modern clean look.

The plasterboard ceilings to the following rooms appear in a satisfactory structural condition: 1st floor bathroom, 2nd floor landing, Bedroom 5, Bedroom 3, Ensuite to Bedroom 2, Ground floor hallway, Kitchen Dining, Lobby, Front Reception Room, Rear Reception Room, Shower room 1st floor, Study, and Ground Floor WC. Our observations suggest that the plasterboard structures to these ceilings do not require significant repairs or replacement at this time.

The plasterboard structure to the following rooms have minor cracks: 1st floor hallway, Ensuite



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to Bedroom 1, Bedroom 1, Bedroom 2, Bedroom 4, Dressing room 2nd floor, and Utility. Cracks in the plasterboard frequently arise due to fluctuations in the timber structure to which the plasterboard is affixed. These fluctuations may stem from several root causes, among them, inadequate sizing of the structural timbers or seasonal thermal expansion and contraction. Typically, such cracks can be filled during the course of routine redecoration works. Nevertheless, it is prudent to note that, in exceptional cases, these cracks may recur should the timber components persist in their movement. In the vast majority of cases, these cracks are not indicative of a serious structural issue. They are often a cosmetic concern rather than a symptom of underlying structural instability.

All rooms to the building have plaster and paint finishes to the ceilings. Plaster skim is a thin layer of plaster applied to walls or ceilings to create a smooth surface. Once dry, a paint finish is typically applied. This combination provides an aesthetically pleasing surface but may require periodic maintenance.

The plaster and paint ceiling finishes to all rooms are generally in a satisfactory condition.

We noted no indication of staining and water damage to any ceilings to the property.

#### F.4 Internal partitions and internal parts of external walls (condition rating 2)

The following rooms have partition walls of solid construction: Ground floor hallway, Kitchen Dining, Front Reception Room, Rear Reception Room, and Ground Floor WC.

The following rooms have timber stud partition Walls: 2nd floor landing, Ensuite to Bedroom 1, Bedroom 1, Dressing room 2nd floor, and Utility.

The following rooms have partition walls or both timber stud and solid construction: 1st Floor Bathroom, 1st Floor Hallway, Bedroom 5, Bedroom 2, Bedroom 4, Bedroom 3, Ensuite to Bedroom 2, Lobby, Shower room 1st floor, and Study.

The partition walls to the following rooms are in a satisfactory structural condition: 1st Floor Bathroom, Ensuite to Bedroom 1, Bedroom 5, Bedroom 3, Ensuite to Bedroom 2, Ground Floor Hallway, Kitchen Dining, Lobby, Front Reception Room, Rear Reception Room, Shower Room 1st Floor, Study, Utility, And Ground Floor WC.

The partition walls to the following rooms have cracking that we do not consider is of a structural nature: 1st Floor Hallway, 2nd Floor Landing, Bedroom 1, Bedroom 2, Bedroom 4, And Dressing Room 2nd Floor. Filling and redecoration are anticipated to be adequate remedial actions for addressing this condition. However, it should be noted that in some instances, movement may reoccur.

The internal faces of the external walls to the following rooms are solid, indicating that they are not dry lined or internally insulated: 1st Floor Bathroom, 1st Floor Hallway, Bedroom 5, Bedroom 2, Bedroom 4, Bedroom 3, Ensuite to Bedroom 2, Ground Floor Hallway, Kitchen Dining, Lobby, Front Reception Room, Rear Reception Room, Shower Room 1st Floor, Study, and Ground Floor WC.

The internal faces of the external walls to Utility are dry lined, we cannot confirm if the dry



lining is not insulated without an intrusive inspection.

To the front and rear reception rooms, mock chimney breasts constructed of timber stud walling are installed.

We noted no significant structural or decorative cracking to any of the internal surfaces of the external walls to any of the following rooms: 1st Floor Bathroom, 1st Floor Hallway, 2nd Floor Landing, Ensuite to Bedroom 1, Bedroom 5, Bedroom 1, Bedroom 4, Dressing Room, Dressing Room 2nd Floor, Ensuite to Bedroom 2, Ground Floor Hallway, Kitchen Dining, Lobby, Front Reception Room, Rear Reception Room, Shower Room 1st Floor, Study, and Ground Floor WC.

We noted minor cracking to the internal surfaces of the external walls to the Utility, on the right hand side as you enter the room. Filling and redecoration are anticipated to be adequate remedial actions. However, it should be noted that in some instances, movement may reoccur. Where pre-existing cracks are evident, there exists an elevated risk of further movement; therefore, it is imperative to maintain appropriate buildings insurance. Additionally, informing the insurance provider of the presence of these cracks is essential to your cover is not invalidated.



Photo 92

We noted a significant cracking at the walls to the stair at the 2<sup>nd</sup> floor level in the hallway. The crack has formed at the junction between the masonry walls, and the timber stud partition walls that are built on top as part of the loft conversion. Differential movement between these two materials may persist due to seasonal moisture movement in the timber. An attempt can be made to mitigate the cracking by installing a scrim or other reinforcement and repairing the plaster over.

We noted cracking to the internal surfaces of the external walls to Bedroom 2 at the bay window (Photo 135). We consider that the nature and severity of this crack indicates that it may be of a structural nature. Bay windows often move in relation to the main building as a consequence of differential settlement and this could have caused this cracking pattern. Another possibility is that the load bearing mullions to the bay window below have either settled or moved during installation/replacement. When encountering cracks of a significant nature, referral to a structural engineer is strongly advised for a comprehensive assessment. Such cracks could potentially indicate underlying structural issues that may require significant, highly



disruptive, and costly, remedial action. Therefore, it is also crucial to inform your insurance company, and to make sure that the building is fully covered.

#### F.4.1.1 Wall finishes

The following rooms have plaster and paint finishes to the internal walls: 1st Floor Bathroom, 1st Floor Hallway, 2nd Floor Landing, Ensuite to Bedroom 1, Bedroom 5, Bedroom 1, Bedroom 2, Bedroom 4, Bedroom 3, Dressing Room 2nd Floor, Ensuite to Bedroom 2, Ground Floor Hallway, Kitchen Dining, Lobby, Front Reception Room, Rear Reception Room, Study, and the Utility. Plaster skim is a thin layer of plaster applied to walls or ceilings to create a smooth surface. Once dry, a paint finish is typically applied. This combination provides an aesthetically pleasing surface but may require periodic maintenance.

The wall finishes to the following rooms, which have painted and plastered finishes are in a satisfactory condition: 1st Floor Bathroom, 1st Floor Hallway, 2nd Floor Landing, Ensuite to Bedroom 1, Bedroom 5, Bedroom 1, Bedroom 2, Bedroom 4, Dressing Room 2nd Floor, Ensuite to Bedroom 2, Ground Floor Hallway, Kitchen Dining, Front Reception Room, Rear Reception Room, Study, And Utility.

The plastered and painted finishes to Bedroom 3 are noted to be in a poor condition, and you should make an allowance for preparation and redecoration.

Full-height wall tile finishes are commonly employed in areas subject to wet and humid conditions, as they offer a substantial degree of water resistance to the walls. Such finishes are particularly prevalent in spaces like bathrooms and kitchens, where exposure to moisture is a frequent occurrence. Despite the inherent water-resistant properties of tiles, in environments that are consistently very wet, water penetration can still occur and good maintenance is imperative to prevent damage.

It is crucial to note that the longevity and effectiveness of tiled areas heavily depend on the maintenance of sealant joints and grout. Regular upkeep of these elements is vital in preserving the integrity of the tiling, as well as the underlying building components. Proper maintenance not only prolongs the life of the tiles themselves but also helps in safeguarding the overall structure from potential water damage. Therefore, attention to regular checks and timely repairs of sealant and grout should be considered an essential aspect of managing tiled environments.

The internal walls to Shower room 1st floor have full height ceramic tile finishes.

The internal walls to the Ground Floor WC have a printed wallpaper finish. Printed wallpaper is frequently selected as a design element and may also serve a practical purpose when the existing plaster is in less than optimal condition. It acts as a finishing layer, either standalone or as a base for additional treatments. This option is commonly employed to conceal substandard plaster finishes, offering both aesthetic and functional benefits, but can conceal cracks and other structural issues.

The printed wallpaper finishes to the walls to the Ground Floor WC are generally in a satisfactory condition.

#### F.4.1.2 Dampness

We checked for rising damp to the internal finishes of the external walls and partitions to the



following rooms: Ground floor hallway, Kitchen Dining, Front Reception Room, and Rear Reception Room. Rising damp checks are undertaken to all rooms that are deemed as susceptible to this defect, by way of their being in close contact with the ground.

Out of the rooms that were checked for rising dampness, we noted no indications of significant rising dampness to the following rooms: Ground floor hallway, and Rear Reception Room.

We noted elevated damp meter readings at low level to the following: Kitchen Dining, and Front Reception Room. We noted no significant damage to the finishes to these rooms that could be attributable to rising damp having occurred so far. Rising damp in a wall, detectable by a damp meter but not yet manifest on the surface, suggests that moisture is being absorbed from the ground and ascending through the wall material by capillary action. This sub-surface moisture, while not yet causing visible defects such as discoloration or paint peeling, is an early indicator of a condition that, if unaddressed, may result in more substantial issues including structural damage to susceptible timber elements. Remedial works commonly involve the introduction of a damp-proof course or the injection of chemical damp-proofing agents into the affected walls and/or isolation of timber elements from damp masonry. It should be noted that such remedial measures are not guaranteed to be effective in all cases due to a variety of factors such as the construction method, the extent of the dampness, and the presence of other moisture sources. Hence, it is advisable to engage in an investigation and design process with specialists in the field for precise diagnosis and formulation of a treatment strategy.

Before any damp treatment work is attempted, further investigation should be undertaken to determine the position of the DPC in relation to the ground levels, and the degree to which the render plinth at the front of the property and the render at full height to the rear of the property are bridging any damp proof course. Subject to such investigations, it may be possible to improve the dampness by lowering external ground levels and altering the detailing of the render in relation to the DPC. Such measures, that prevent water getting into the building fabric in the first place are preferable to damp treatment works and should be prioritize.

#### F.5 Floors

It was not possible to lift floor coverings to any of the rooms to the building.

#### F.5.1 Ground floors (condition rating 1)

The ground floor to the following rooms give the impression of being solid floors: Kitchen Dining, Utility, and Ground Floor WC. Floors of this nature are commonly constructed using an in-situ poured reinforced concrete slab, set atop a damp proof membrane, which itself is placed on sand and compacted fill. To achieve a smooth surface ready for floor finishes, these solid floors are subsequently finished with a 'screed' – a combination of sand and cement. Contemporary construction techniques dictate the inclusion of insulation within this layered structure. Maintenance demands for in-situ concrete floors tend to be minimal. More recent methods often employ beam and block floors, comprising precast concrete beams set over load-bearing walls, complemented by block work infills. Contemporary solid floors typically feature plastic or bitumen damp proof membranes (DPMs). For optimal protection, these membranes should be sealed to the wall's damp-proof course, though this is not always observed. A direct confirmation would necessitate a more invasive examination of the



#### structure.

The ground floor to the following rooms give the impression of being timber suspended floors: Ground floor hallway, Lobby, Front Reception Room, and Rear Reception Room. Timber suspended floors from this era were characteristically constructed using timber joists that spanned between walls. Underneath, one would typically find intermediate sleeper walls fashioned in a honeycomb bond, facilitating through-ventilation linked to air-bricks positioned within the external walls. In certain instances, cross ventilation was introduced, and it has since become a mandate under building regulations. The primary purpose of this ventilation is to keep the moisture levels of the floor timbers in check, to mitigate the risk of biodegradation to the floor timbers. The main walls have air bricks placed less frequently than every two meters, and therefore there is most likely insufficient air flow. We did not notice any obvious indication of biodegradation so far.

Extension walls do not have air bricks, and this is typical of where floors are solid and do not require ventilation.

Ground floor timber suspended floors were found to be firm to tread and free from significant creaking to all rooms on the ground floor.

Ground floors were found to be level throughout the building.

Solid ground floors were found to be level throughout the building.

F.5.2 Intermediate floors (condition rating 1)



The intermediate floors to all rooms give the impression of being timber suspended floors. Timber upper floors typically consist of joists spanning between walls. Accommodations are made for stairwells, which may be aligned either in the same direction as the span or perpendicular to it. Joists often benefit from intermediate support, either from a beam or an internal wall. In historical properties, it was not uncommon for joists to be set directly into pockets within the external walls. Regrettably, this was sometimes done without damp proof courses (DPCs) between the joists and bearing surfaces, creating an elevated risk of biodegradation to the floor timbers. Contrastingly, contemporary floors employ galvanised steel 'joist hangers' designed to isolate the joists from any potential dampness or condensation transferring from the wall.

Intermediate timber suspended floors were found to be firm to tread and free from significant creaking to all rooms on the Intermediate floor.

All intermediate timber suspended floors were found to be level throughout the building.

In all cases the floors were found to be level and free from significant creaking in the upper rooms, which is notable where loft conversions have been undertaken and such defects are common.



#### F.5.3 Floor coverings (condition rating 1)



Fitted carpet floor coverings are installed to the following rooms 1st floor hallway, 2nd floor landing, Bedroom 2, Bedroom 4, Bedroom 3, Front Reception Room, and the Study.

Timber laminate floor coverings, which we were told by the current owner are a solid oak floor system, are installed to the following rooms Bedroom 5, Bedroom 1, Dressing room 2nd floor, Ground floor hallway, Kitchen Diner, Lobby, and Rear Reception Room. Where specialist floor coverings are installed, we recommend that your legal advisor requests receipts, invoices, and guarantees so that you can correctly identify the materials used should repairs be required, or if defects develop.

Ceramic tile floor coverings are installed to the following rooms 1st Floor Bathroom, Ensuite to Bedroom 1, Ensuite to Bedroom 2, Shower Room 1st Floor, Utility, And Ground Floor WC.

Floor finishes are in a satisfactory condition to all rooms, except the 1<sup>st</sup> floor bathroom, where they are showing signs of age.

#### F.6 Kitchens

F.6.1 Kitchen Dining Room (condition rating 1)



The kitchen has cabinets constructed of chipboard with melamine veneer, a typical and common material intended to provide a durable and cost-effective finish. The kitchen cabinets were noted to be generally in a satisfactory condition.

The kitchen has worktops are constructed of polished granite. Polished granite is considered a high-quality surface known for its aesthetic appeal and durability. The worktops were noted to be in a satisfactory condition.

The inspection revealed that sealants are properly applied between the kitchen worktops and the wall finishes. This is essential to prevent water ingress into the building structure, which could potentially lead to damage in timber and composite elements. Continual monitoring and maintenance of these sealants is recommended to ensure their ongoing effectiveness. The condition of the sealants on the kitchen worktops is assessed as satisfactory. Regular monitoring is recommended to ensure they remain effective in preventing water ingress.

The kitchen sink is made of a ceramic material, the kitchen sink was noted to be in a satisfactory condition.

The kitchen was noted to have the following built in appliances:

- Electric oven tested and working
- Gas hob tested and working
- Fridge tested and working
- Dishwasher tested and working



#### F.6.2 <u>Utility (condition rating 1)</u>



The Utility has cabinets constructed of chipboard with melamine veneer. The cabinets were noted to be generally in a satisfactory condition.

The Utility has worktops constructed of chipboard with melamine veneer. This material is commonly used due to its cost-effectiveness and versatility, although it is less durable than some other options. The worktops were noted to be in a satisfactory condition.

The inspection revealed that sealants are properly applied between the kitchen worktops and the wall finishes. The condition of the sealants on the kitchen worktops is assessed was satisfactory. Regular monitoring is recommended to ensure they remain effective in preventing water ingress.

The sink is made of acrylic, intended for lightweight applications and ease of installation. The Utility sink was noted to be in a satisfactory condition.

The Utility has tiled splashbacks. The splashbacks are in a satisfactory condition.

The Utility was noted to have the following built-in appliances:

• Washing machine - tested and working

#### F.7 Bathrooms

F.7.1 Ground Floor WC (condition rating 1)



This room has a ceramic basin mounted in a vanity unit. The basin is generally in a satisfactory condition and requires no immediate work.

The basin has mixer taps formed in chrome. The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the hot tap reached a satisfactory temperature.

#### F.7.2 Ensuite to Bedroom 1 (condition rating 1)





This room has a ceramic basin mounted in a vanity unit. The basin is generally in a satisfactory condition and requires no immediate work.

The basin has mixer taps formed in stainless steel. The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the hot tap reached a satisfactory temperature.

The bath has mixer taps formed in chrome.

The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the hot tap reached a satisfactory temperature.

The room has a shower installed in a separate shower enclosure, with a resin shower tray, the shower tray is generally in a satisfactory condition, and requires no immediate work.

The shower has an enclosure formed in polymer, noted to be in a satisfactory condition.

During the inspection, it was found that sealants have been applied in the shower area. The shower sealants were found to be in satisfactory condition. Regular inspections are advised to maintain their effectiveness in preventing water ingress.

The water supply is provided by a manual mixer tap fed from the mains hot water supply. The shower was tested in operation, and the pressure of the water was noted to be satisfactory. The water expressed at the shower reached a satisfactory temperature.

The drainage from the shower was tested in operation and noted to be satisfactory.

The shower has tiled splashbacks. Wall tile finishes are commonly employed in areas subject to wet and humid conditions, as they offer a substantial degree of water resistance to the walls. Such finishes are particularly prevalent in spaces like bathrooms, where exposure to moisture is a frequent occurrence. Despite the inherent water-resistant properties of tiles, in environments that are consistently very wet, water penetration can still occur. To address this issue, modern installations often incorporate tile backing boards. These boards act as an additional barrier, significantly reducing the likelihood of water infiltrating the building structure. Backing boards, if used, tend to be concealed behind the tiled finishes and cannot be detected at an inspection. We could not confirm if these are used in this installation.

It is crucial to note that the longevity and effectiveness of tiled areas heavily depend on the maintenance of sealant joints and grout. Regular upkeep of these elements is vital in preserving the integrity of the tiling, as well as the underlying building components. Proper maintenance not only prolongs the life of the tiles themselves but also helps in safeguarding the overall structure from potential water damage. Therefore, attention to regular checks and timely repairs of sealant and grout should be considered an essential aspect of managing tiled environments.

The splashbacks are in a satisfactory condition.



#### F.7.3 Ensuite to Bedroom 2 (condition rating 1)



This room has double ceramic wall hung basins. The basins are generally in a satisfactory condition and require no immediate work.

The basin has mixer taps formed in chrome. The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the hot tap reached a satisfactory temperature.

The room has a shower installed in a separate shower enclosure, with a resin shower tray, the shower tray is generally in a satisfactory condition, and requires no immediate work.

The shower has an enclosure formed in polymer, noted to be in a satisfactory condition.

During the inspection, it was found that sealants have been applied in the shower area. Such sealants play a vital role in preventing water from infiltrating the building structure, thereby protecting against potential damage. Regular inspection and upkeep of these sealants are advised to maintain their effectiveness. The shower sealants were found to be in satisfactory condition. Immediate intervention is not necessary. Regular inspections are advised to maintain their effectiveness in preventing water ingress.

The water supply is provided by a manual mixer tap fed from the mains hot water supply. The shower was tested in operation, and the pressure of the water was noted to be satisfactory. The water expressed at the shower reached a satisfactory temperature.

The drainage from the shower was tested in operation and noted to be satisfactory.

The shower has tiled splash-backs. The splashbacks are in a satisfactory condition.

#### F.7.4 Shower Room 1st floor (condition rating 2)

This room has a ceramic W/C with a wall mounted cistern. The W/C is generally in a satisfactory condition and requires no immediate work. The flush of the toilet was tested and we noted that the drainage was satisfactory.

This room has a ceramic basin mounted in a vanity unit. The basin is generally in a satisfactory condition and requires no immediate work. The drainage from the basin was tested and noted to have a satisfactory rate of flow.

The basin has mixer taps formed in chrome. The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the hot tap reached



a satisfactory temperature.

The room has a shower installed in a separate shower enclosure, with a resin shower tray, the shower tray is generally in a satisfactory condition, and requires no immediate work.

The shower has an enclosure formed in polymer, noted to be in a satisfactory condition.

During the inspection, it was found that sealants have been applied in the shower area. Such sealants play a vital role in preventing water from infiltrating the building structure, thereby protecting against potential damage. Regular inspection and upkeep of these sealants are advised to maintain their effectiveness. The shower sealants were found to be in satisfactory condition. Immediate intervention is not necessary. Regular inspections are advised to maintain their effectiveness in preventing water ingress.

The shower was tested in operation, the tap was noted to be stiff and could not be turned. In some cases seized taps can be freed by lubricating, but until that is confirmed, you should allow for a replacement valve.

#### F.7.5 1st Floor Bathroom (condition rating 2)

This room has a ceramic W/C with a wall mounted cistern. The W/C is generally in a satisfactory condition and requires no immediate work. The flush of the toilet was tested and the we noted that the drainage was satisfactory.

This room has a ceramic basin mounted in a vanity unit. The basin is generally in a satisfactory condition and requires no immediate work.

The basin has mixer taps formed in chrome. The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the tap reached a low temperature that we consider is insufficient.

The basin has tiled splashbacks. The splashbacks are in a satisfactory condition.

This room has a resin slipper bath. The bath is generally in a satisfactory condition and requires no immediate work.

Sealants are in place to the bath. The bath sealants were found to be in satisfactory condition. Immediate intervention is not necessary. Regular inspections are advised to maintain their effectiveness in preventing water ingress.

The bath has mixer taps. The cold-water tap was operated, and the pressure of the water was noted to be satisfactory. The hot water tap was operated, and the pressure of the water was noted to be satisfactory. The water expressed at the tap reached a low temperature that we consider is insufficient (condition rating 2).

The drainage from the bath was tested and noted to be satisfactory. The bath has tiled splashbacks. The bath splashbacks are in a satisfactory condition.

The room has a shower installed within the bath.



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The shower has an enclosure formed in polymer, noted to be in a satisfactory condition.



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#### G Interior photographs

#### G.1 Bedroom 1



Photo 93



Photo 94



Photo 95



Photo 96







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Photo 100





Photo 102



Photo 103



Photo 104



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#### G.2 Ensuite to Bedroom 1





Photo 105

Photo 106





Photo 107





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#### Dressing room 2nd floor G.3





Photo 110





Photo 114



Photo 113



Photo 115



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### G.4 2nd floor landing





Photo 116

Photo 117



Photo 118



Photo 119

G.5 1st floor hallway



Photo 120





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Photo 123



Photo 124









Photo 127



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Photo 128



Photo 129





Photo 130



Photo 132



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Photo 134

#### G.7 Bedroom 2



Photo 135



Photo 136



Photo 137



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#### G.8 Ensuite to Bedroom 2





Photo 140



Photo 141



Photo 144






Photo 146



Photo 147

### G.9 Study



Photo 148





Photo 149



Photo 150

#### G.10 Shower room 1st floor



Photo 151



Photo 153



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Photo 155



Photo 156

G.11 Bedroom 3



Photo 157









Photo 160

Photo 158



Photo 161

### G.12 1st floor bathroom



Photo 162



Photo 163





### G.13 Bedroom 5





Photo 165





Photo 169



Photo 168



Photo 170





Photo 172

### G.14 Ground floor hallway



Photo 173



Photo 175





Photo 174

## G.15 Lobby





Photo 177

Photo 178



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Photo 179





### G.16 Front Reception Room



Photo 182



Photo 183

### G.17 Rear Reception Room



Photo 184





Photo 186



Photo 187



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#### **Kitchen Dining** G.18







Photo 192



Photo 191



Photo 193









Photo 195



Photo 196



Photo 197

G.19 Utility



Photo 198









Photo 201



Photo 202

### G.20 GROUND FLOOR WC



Photo 203





Photo 206



### H Services

### H.1 Electricity

Electricity Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council. We recommend that you refer to your legal advisor and request the appropriate electrical condition report and electrical installation report.

### H.1.1 Consumer unit

The consumer unit is located in the garage and appears to be to a modern standard with RCD and mains protection. We are not able to confirm whether this installation is compliant with the latest edition of the regulations.

### H.1.2 Supply

The electrical installation has a Landis-Gyr E470 smart meter. Refer to your legal advisor to confirm the legal implications.

### H.1.3 Lighting

Lighting is provided by a combination of pendant and recessed downlights to all rooms, which were found to be operating throughout.

### H.1.4 Gas/oil

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

The mains gas supply, isolation point, and meter are located in the outside toilet.

The meter is a Landis + Gyr G370 meter.

### H.2 Water

We were not able to determine the location of the incoming water main of any stop cock or internal isolation valve.



### H.3 Heating

Heating is provided by a Worcester Greenstar HE boiler located in the utility. Water is distributed to pressed steel radiators in the rooms by a network of copper pipes.

The heating was seen in operation at the time of the inspection. All radiators on the ground floor were found to be working and reached an elevated temperature.

To the first and 2<sup>nd</sup> floors, the majority of the radiators were turned off, except for Bedroom 2 and its Ensuite, which were found to be up to temperature.

Control is provided by a network thermostat, located on the wall in the hallway.

### H.4 Water heating

Water heating is provided by an unvented hot water storage cistern located in the store off the utility room. An expansion vessel can be seen to the rear of the tank.

Note that unvented systems can contain significant pressure and require additional servicing to ensure that the safety mechanisms for managing pressure are functioning correctly. Service intervals are typically once per year.

The system was tested in operation and hot water with reasonable pressure was expressed at the bathroom taps, note that this does not necessarily reflect the performance that can be expected during peak use.

Unvented systems can require regular annual servicing to ensure that they remain safe.

### H.5 Drainage

H.5.1 Above ground drainage (condition rating 2)

# Above ground drainage is mainly concealed within the building at higher levels, and passes through the garage on the ground floor. The pipes connect into the below ground drainage beneath the floor level in the garage.

There is an additional soil and vent stack on the rear elevation that serves the 1sr floor bathroom. This is constructed of cast iron and appears in a satisfactory condition. The pipe ventilates close to the nearest opening roof light, and this may be in contravention of the building regulation requirement to ventilate 3m above any existing opening within 3m. It may be necessary to extend the pipe upwards subject to confirmation of exact measurements.

### H.5.2 Below ground drainage (condition rating NI)

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Below ground drainage is believed to pass from the garage to meet with the inspection chambers to the rear ground side passage.



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It was not possible to lift the inspection chamber covers, which were grouted shut. There do not appear to be any other inspection chambers between here and the garage, and these may be required under the building regulations if the drains change direction, which is most likely the case.

Your legal advisors should undertake a search to confirm the ownership of the drainage runs. We suspect that they may form part of an adopted sewer under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, and it is common for houses to be served by adopted sewers and connections.

Moreover, you may consider whether the route of any drains or sewers will prevent you from extending the property. If you intend to extend over a sewer then you must first obtain a building over agreement from the water authority. In some cases these are refused due to policy or to building regulation requirements.

You should be concerned over maintenance issues if any private drains/pipes are under your ownership. The larger the private service the greater the potential for maintenance.

For the drains that are in your ownership, regular maintenance and inspection via a below ground CCTV inspection should be carried out. This will help you to understand the condition of the drainage runs as they cannot be seen from surface level. It will also help you to understand any leaks that could effect the ground that the foundations bear on, or if collapsible materials such as 'pitch fibre' are present and require consideration.



### I Grounds

### I.1.1 <u>Front</u>

The front grounds comprise a sloping site with hard landscaping constructed from concrete blocks. The terrain inclines markedly towards the building, with drainage facilitated by slot drains situated near the house.

It is essential to maintain and clean these drainage systems regularly to prevent damage to the property.

### I.1.2 <u>Rear</u>

The area at the rear of the house features a hard-landscaped patio, which is contiguous with the front grounds and appears to have been installed relatively recently. The paving and masonry are generally clean and well-maintained, with the paving consisting of riven sandstone slabs. The pointing shows slight erosion, most likely due to pressure washing, but remains in a satisfactory condition overall. The walling is also in a satisfactory state, though there is light staining and occasional efflorescence.

Elsewhere, the garden features a lawn with external borders delineated by bricks laid on edge, accompanied by beds of slate pebbles. To the rear, there is a garden shed surrounded by more hard landscaping. This area consists of riven sandstone paving laid diagonally, with notably wide joints.

The rear ground have a fish pond which is stocked and has filtration plant laid in the adjacent flower bed.



### J Issues for your legal advisors

We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

### J.1 Regulations

Request copies of the relevant certificates for:

- Part P Electrical Installation Certificate
- Electrical condition report certificates
- Competent persons scheme or building regulation certificates for the window and door installations
- Additional building regulation completion certificates for replacement of load bearing bay windows
- Gas safety certificates for the boiler installation and servicing records
- Servicing records for unvented hot water storage cistern and associated systems
- Planning approval or Lawful Development Certificates for the rear extension, loft conversion, and internal remodelling works
- Building regulation completion certificates for rear extension, loft conversion, and internal remodelling works
- Fire door certification for protected stairway to match existing doors
- Design and confirmation of compliance for fire detection system, along with servicing and testing records

### J.1.1 <u>Building regulations</u>

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

The property has undergone a loft conversion, which typically necessitates a building regulation application and conformance with all relevant contemporary standards. One aspect of such an application involves the requirement to comply with Approved Document Part B, concerning, among other aspects, means of escape in the event of a fire; this requirement normally arises as a consequence of raising the height of the topmost storey. Under usual circumstances, a protected escape route meeting specific criteria is mandatory. However, in the present condition, whether this requirement is met is questionable; for example, fire doors and stairways providing 30 minutes of protection are commonly obligatory. The doors to the 1<sup>st</sup> floor hallway and ground floor do not have the typical appearance of fire doors as they are 'panel' doors. Although in some instances 'panel' style doors can be obtained that comply with fire regulations, these are rarely encountered in practice. Therefore, on balance, we consider that these doors are very unlikely to meet building regulation standards, and as a consequence the escape route is very likely to have been non-compliant.



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Moreover, numerous aspects of these works necessitate site supervision to ensure they are conducted properly. For instance, the installation of plasterboard linings of a specific thickness is required for protected stairways and escape routes, and such details cannot be verified for compliance visually once the works are complete. Consequently, controlled building works typically undergo interim inspections by building control officers to ensure that such details are executed correctly.

Obtaining building regulation approval generally demands a rigorous design process and collaboration with the local authority's building control to align on the interpretations of the building codes, thereby making it unfeasible to predict the outcome of this process.

In some instances where building regulation approval is not obtained, loft conversions may be deemed uninhabitable, potentially affecting property valuations. In all instances, it is recommended that a professional property valuation be undertaken independently.

Whereas an indemnity policy may mitigate financial risk to a degree, material breaches of building regulation standards can have significant consequences beyond purely financial considerations. For example, if requirements are not met in relation to means of escape in the event of a fire, there may be an elevated risk of harm to occupants of the building.

For these reasons it is essential that you receive building regulation completion certificates for all works that were undertaken before you proceed.

### J.1.2 Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check:

- Boundary positions and the responsibilities generally
- Responsibility and access rights for the below ground drainage that may be in whole or in part shared or form part of an adopted sewer.

### J.2 Guarantees, Warranties, and Professional Consultants Certificates

In addition, we advise that you should have in place: -

- Guarantees for flat roof coverings
- Supplier information and any warranties, invoices or other information in respect of specialist floor coverings

### J.3 Other matters

- Tie-in to utilities suppliers arising from the use of smart meters
- Warranties and certificates, servicing records and manuals in respect of multi media system
- Servicing records for fire detection system and confirmation of compliance



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### K Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

### K.1 Risks to the building

- Flood risk
- Risk of flooding in relation to front ground that slope towards the property

### K.2 Risks to people

Risk of falling render where it has become detached from the walls

### K.3 Risks to the grounds

N/A

### K.3.1 <u>Asbestos</u>

We have not undertaken an asbestos survey at the property, and it is important to note that any property built up to the year 2000 may have within it asbestos containing materials (ACMs). We have tried to point out any obvious possible asbestos containing materials at the property, however, ACMs can be covered within ducting or hidden by decorative finishes.

We recommend that a survey is carried out by an appropriately qualified asbestos surveyor, who will be able to advise you on the risks associated with this property.

### K.4 Other risks or hazards

N/A



#### L Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

#### L.1 Thermal Insulation and Energy Efficiency Generally

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all properties with a valid EPC on 1 April 2020. From 2025, a rating of C will be required according to current proposals going through parliament. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

#### L.2 Insulation

#### L.2.1 Roof

We consider that the roof most likely has 100mm of insulation below the boarding that lines the loft space. In order to increase the insulation to current standards, the loft conversion would most likely require major works to remove boarding and linings and install additional insulation.

#### L.2.2 Floors

Due to their age, the timber suspended and solid concrete ground floor are most likely not insulated.

The solid floors are either concrete or beam and block floors. Such floors were sometimes constructed with insulation incorporated between the structural slab and the screed. Insulated floors became more common during the 1980-1990's and are now commonplace in modern construction. In this case it is likely that the ground floor has no insulation present, however further investigation would be required to confirm if the floor to this property is insulated.

In some circumstances, where an unbonded screed is present it may be possible to hack off the screed and replace with a layer of rigid insulation. Further investigation will be required to determine if it is possible to remove the screed in this way. And if levels can be adjusted to compensate.

Installing insulation on top of the existing slab and screed could be considered, the



disadvantage of this is that the levels of the floor would be increased and the design would need to accommodate this increase, and due to other design constraints this is likely to be impossible.

Another option to upgrade the thermal performance of the floor is to break out the entire slab and install a new slab built up to modern standards. Naturally such work is very disruptive, and expensive. It should also be considered that the disposal of the existing concrete and installation of a new one has a large environmental impact in itself, and this would need to be offset against any benefit in terms of energy usage.

### L.2.3 Walls

The external walls to the property are solid and not insulated. The installation of internal or external wall insulation could be considered for this property but a design process will need to be undertaken in order to establish the feasibility within a range of other likely constraints.



### L.3 Heating

The existing boiler is believed to be around 20 years old. It may be possible to replace the boiler with a more efficient modern boiler.

### L.4 Lighting

Replace all lights fittings with modern LED equivalents to benefit from modern standards of energy performance.







### N What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

### Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

Ask them for references from people they have worked for; describe in writing exactly what you will want them to do; and get the contractors to put the quotations in writing.

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

### Further investigations

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

Who you should use for these further investigations?

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to five different government approved schemes. If you want further advice, please contact your surveyor.

### What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.



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## O Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.





## P Photographs





Photo 207 Access chamber could not be opened



Photo 208 Front bay with cracking to the interior but not the exterior



Photo 209



Photo 210 Faux chimney breast with TV



Photo 211 Faux chimney breast with TV



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Photo 212 Hot water storage cistern



Photo 213 Chimney flue in store



Photo 214 Consumer unit



Photo 215 Electrical meter



Photo 216 Consumer unit



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Photo 217 Garage floor





Photo 219 Garage door



Photo 220 Garage door







Photo 221



Photo 222 GF WC



Photo 223 Rear grounds



Photo 224 Rear grounds



Photo 225 Rear grounds





Photo 227 Rear grounds



(LLL)

Photo 228 Rear grounds



Photo 229 Rear grounds



Photo 230 Rear grounds



Photo 231 Rear grounds

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Photo 232 Rear grounds



Photo 233 Rear grounds



Photo 234 Rear grounds



Photo 235 Rear grounds





Photo 236 Rear grounds





Photo 239





Photo 244





Photo 242



