LEVEL 2

Your survey report

Property address

Clients name

Inspection date
01 September, 2021

Surveyor's RICS number

2

Contents

A

About the inspection and report

This RICS Home Survey – Level 2 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

About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see *The inspection* in section L) and
- a report based on the inspection (see *The inspection* in section L).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We 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 (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under- floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- 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.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor’s opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you) confirmed your instruction to us (White Horse Surveyors), for a full list of exclusions.

A

About the inspection and report

Surveyor's name

Surveyor's RICS number

Company name

White Horse Surveyors

Date of the inspection

01 September, 2021

Report reference number

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property

Weather conditions when the inspection took place

At the time of our inspection it was overcast but dry and this was preceded by a period of dry weather.

Status of the property when the inspection took place

The property was occupied and furnished throughout. There were fully fitted floor coverings in all rooms. This property has been extensively refurbished and as a result much of the original fabric has been covered up.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, What to do now, and discuss this with us if required.

B

Summary of condition ratings

Overall opinion of property
We are pleased to advise you that in our opinion this property is, on the whole. We found no evidence of any significant defects or shortcomings and providing the property is kept in good repair, we cannot foresee any special diffculties arising on resale in normal market conditions.

B

Overall opinion

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F4	Heating

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D3	Rainwater pipes and gutters
E1	Roof structure
F3	Water
F5	Water heating
F6	Drainage
G3	Other

B

Overall opinion (continued)

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
D2	Roof coverings
D4	Main walls
D5	Windows
D6	Outside doors
D7	Conservatory and porches
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings
E7	Woodwork
G1	Garage

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
E9	Other

C

About the property

This section includes:

- About the property
- Energy effciency
- Location and facilities

C

About the property

Type of property

The property is a two storey traditional semi-detached house. The property was built in 1970. The owner informs us that it has been extended to the side and rear in 2021.

We understand the property is freehold.

The front of the building faces approximately east and all directions in this report are given as if viewing the property from the front.

Approximate year the property was built

1970

Approximate year the property was extended

2021

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

Construction

The external walls are mainly of traditional brick construction. The main roof is pitched and covered with interlocking concrete tiles. Internally, the ground floor floor is mainly of timber with some solid construction. The extension has walls of similar construction.

C

About the property (continued)

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	1				1			1	study
First		4	2						
Second									
Third									
Other									
Roof Space									

C

Energy efficiency rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

We are advised that the property’s current energy performance, as recorded in the EPC, is:

Energy efficiency rating

C 74

Issues relating to the energy efficiency rating

No discrepancies were noted in the available EPC and accordingly there are no implications to report regarding this property’s energy effciency.

Mains services

A marked box shows that the relevant mains service is present.

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid Fuel		Oil		None

Other services or energy sources (including feed-in tariffs)

The surveyor is not aware of any other energy sources.

Other energy matters

C

Location and facilities

Grounds

There is an attached single garage with the property. The property has small front and rear. The rear garden is fully enclosed. There is a driveway to the front of the property. Only on-street parking is available. There are no outbuildings with this property.

Location

The property is on a private residential located in a mainly suburban area. The immediate neighbourhood includes similar style and aged properties.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available.

Local environment

The property is located in a former coal mining area and your legal adviser should check whether a Mining Report is available detailing any potential risk as well as enquiring whether any work has been carried out to the property as a result of this activity. We refer you to our recommendations in Section H.

We did not identify any other environmental matter.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination. but we have not carried out any specific investigations into past or present uses, either of the property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and value of the property.

We inspected the property during the day. At the time of our inspection no significant sound from adjacent properties was noted. Having regard to the age of the property it is unlikely that any effective sound insulation was provided between adjacent properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property and which in the extreme could affect your quiet enjoyment.

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead you to reconsider your proposal to purchase the property.

We recommend that formal legal enquiries should be made of the Vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property.

C Location and facilities (continued)

Local environment (continued)

We recommend that your Legal Adviser makes formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area that, if known to you at this time, would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your Legal Adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

D

Outside the property

D

Outside the property

Limitations to the inspection

The roofs on the rear elevation could not be clearly seen or from ground level because of the layout of the site because there was restricted access within the garden therefore we cannot comment in detail on these areas.

It was dry during our inspection and we cannot make any comment upon the weather-tightness of the roof coverings and rainwater goods.

Only a limited view of elements at upper level was available from the ground.

Access was insuffcient to determine the condition of low-level roof timbers. It is possible that water penetration has occurred and where this has happened, then the timbers will eventually rot. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level cover tiles, inspect the timbers and then replace the covering.

In adjoining properties high levels of sound transmission from one unit to another may cause disturbance. Adjoining properties may not have been occupied during our inspection and we therefore cannot comment on the effciency or otherwise of any sound reduction material that may have been incorporated between the various parts of the structure.

Where the internal walls are dry lined, this significantly reduces our ability to test for dampness.

Therefore, where Condition Ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

D Outside the property (continued)

Front

Street

D Outside the property (continued)

Rear

D1 Chimney stacks

1 2 3 NI

2

The property has a brick chimney stack. The stack is shared with the adjoining property. These are surmounted by two chimney pots and a metal flue terminal. The junction between the stack and the roof coverings is sealed with lead flashings.

The lead flashing to the stack is loose and has lifted.

This could lead to damp and disrepair internally.

This is a risk to the building,

You should ask an appropriate person to investigate and report on the remedial work needed before exchange of contracts may be costly. You should follow the advice given in the page in this report entitled 'What to do now'.

Because of height/orientation, access will be diffcult and specialist equipment will be needed which may increase costs. Permission will be needed for this work from neighbours and we refer you to Section H.

Condition Rating 2

D

Outside the property (continued)

D2 Roof coverings

1

The main roof is pitched and covered with interlocking concrete tiles. There is a sloping gutter front of the property and where the two roof slopes meet. The roof is lined internally with a proprietary breathable roofing membrane. The single storey extension roof is mono pitched. There are sloping gutters on the extension of the property and where the two roof slopes meet.

Main

The roof covering appears in acceptable condition for their age as no damp was found internally. The coverings should be regularly inspected and maintained in good condition as any minor disrepair could lead to significant leakage and decay.

Condition Rating 1

Rear single storey extension

The extension roof on the rear elevation could not be inspected from ground level because of the layout of the site and the height and configuration of the roof because of the layout of the site and the height and configuration of the roof therefore we cannot comment in detail on these areas. It is possible that defects may exist in this unseen area and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

Condition Rating NI

D3 Rainwater pipes and gutters

2

The property is served by plastic gutters and downpipes.

The rainwater goods appeared in satisfactory condition. As it was mainly dry during our inspection, we cannot comment upon the serviceability of the system or whether the rainwater goods are fully watertight. The condition of the gutters and downpipes are very important and they should be regularly maintained to prevent any possibility of rainwater penetrating internally. A downpipe on the front and rear of the property discharges onto the ground. The down pipes in several areas need to be extended to terminate into the gullies. The guttering to the front right hand elevation requires re aligning as it falls the wrong way

This could lead to damp and disrepair.

This is a risk to the building

You should ask an appropriate person to investigate and report on the remedial work needed before exchange of contracts as the repairs/replacements are urgent. You should follow the advice given in the page in this report entitled 'What to do now'.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.

Condition Rating 2

D

Outside the property (continued)

D4 Main walls

The walls are of cavity construction with a brick outer leaf. The inner leaf is concrete block. The walls contain a plastic damp proof course. The rear right hand side partly clad with plastic panelling. The main walls to the front were measured and are approximately 550 mm thick.the main walls to the rear were approximately 300mm

1

The walls are in satisfactory structural condition. We found no evidence of significant dampness within the scope of our inspection and report. The walls must be maintained in the normal way.

Your legal adviser should check that Local Authority approvals have been obtained, if necessary and whether enforceable guarantees exist for the bay windows which have been replaced and that they have been adequately reinforced and we refer you to our comments in section H.

Where windows have been replaced, we are unable to determine if adequate provision has been made to support the structure above. Although no signs of failure were found, additional support may be required in the future.

Condition Rating 1

D5 Windows

The property has double glazed plastic windows.

1

The windows are in satisfactory condition. Windows should be regularly checked and maintained along with all locks, hinges and catches.it was noted that some window calls were missing end caps these will need to be replaced.

Since 2002, double glazing should have either building regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this and we refer you to Section H. Although we found no disrepair with the double glazing, if no approvals or guarantees are available and if a registered firm was not involved in the installation, then glazing should be considered suspect.

Over time, double glazing seals can deteriorate allowing moisture to form between panes thus causing misting. The presence of such moisture depends upon certain atmospheric conditions which can vary from time to time. Therefore this problem cannot always be seen during a single visit.

The junction between the window frames and the surrounding masonry is frequently a source of water penetration, particularly during severe weather conditions. Although no significant defects were found, the junctions should be checked regularly and any jointing material/sealant kept in good condition.

Condition Rating 1

D6 Outside doors (including patio doors)

The property has a double glazed plastic door. The rear door is a plastic and metal bifold door

1

The doors are in satisfactory condition. Doors need regular maintenance. Locks and hinges should also be kept in good order for security and operational reasons.

D

Outside the property (continued)

D6 Outside doors (including patio doors) (continued)

1

We refer you to our comments under Section D5: Windows in respect of the glazing seals and the need for regulatory approval for the double glazing.

Water penetration can occur in bad weather if the junction between the door frames and adjoining masonry is not properly sealed. Whilst we found no serious problems, such junctions should be regularly checked and re-sealed if they are defective.

Condition Rating 1

D7 Conservatory and porches

1

The porch is built of brick with a ruberoid roof. The structure is partly double glazed.

The in satisfactory condition. It should be maintained regularly.

The walls will be prone to condensation/decay.

Condition Rating 1

D8 Other joinery and finishes

1

The external joinery comprises of fascias and soffts. These are made of plastic.

The joinery is in satisfactory condition with no significant defects apparent. The joinery should be maintained and protected in the normal way to reduce the risk of rot and decay occurring.

Bearing in mind that new guttering has been installed and the possibility that the original timber boards may have merely been overclad with plastic sections, some additional hidden decay may be discovered upon closer inspection or when annual maintenance checks are carried out. Further repairs/replacements may well be needed to the external joinery and roof timbers.

Condition Rating 1

D9 Other

None

E

Inside the property

E

Inside the property

Limitations to inspection

The tiled surfaces and laminate flooring could not be tested with a moisture meter.

The fitted carpets and floor coverings restricted our inspection of the floors.

The stored items, personal effects and fitted cupboards limited our inspection of the internal areas.

The stair underlining restricted our inspection of the staircase and its structure.

In older properties with suspended timber floors, these are often rotten in some areas to both floor and sub-floor timbers. Where these floors are covered with carpet or other coverings and furniture is in place it is often extremely diffcult to identify. You should therefore anticipate some repairs and replacements especially where dampness has been identified and sub- floor ventilation is limited. You should budget accordingly.

Due to the limited safe access within the roof space we were unable to test for dampness around the chimney breast which is a common defect in properties of this age and type. We would recommend a closer inspection of these areas in particular by a suitable contractor when this is more accessible.

Some of the walls within the property have been dry lined. This could be concealing defects, including defective wall services and dampness. Further, such closed conditions may encourage rot to concealed timbers.

Without disruptive investigations we cannot comment on the condition of the inaccessible wall services.

The loft area has been partially boarded therefore our inspection was limited.

Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection. It is possible therefore, that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

E1 Roof structure

1 2 3 NI

2

The main roof space was entered through a hatch in the landing ceiling. The roof is formed with timber rafters, purlins and cut timbers. The roof space is insulated with mineral wool.

The roof structure is in satisfactory order. Roof timbers should be regularly inspected and maintained in good condition.

Condition Rating 2

E2 Ceilings

1

The property has plasterboard ceilings.

The ceilings are in satisfactory condition. Plaster finishes are also in satisfactory order. The ceilings should be inspected from time to time and finishes maintained in the normal way.

Condition Rating 1

E

Inside the property (continued)

E3 Walls and partitions

1

The property has mainly plasterboard lined internal walls. These have been mostly painted. The internal walls have been re-arranged. However, we cannot confirm if loads have been properly redistributed as the work is now concealed.

The walls and partitions are in satisfactory order. We found no evidence of significant dampness within the scope of our inspection and report. The walls should be checked periodically and the finishes inspected for any damp or decay.

Condition Rating 1

Your legal adviser should check whether Local Authority completion certificates were obtained for the alterations to the internal walls, should these be necessary. We refer you to section H.

E4 Floors

1

The ground floor is of suspended construction with timber flooring to the first floor.

The floors are in satisfactory condition with no obvious serious defects. The floor finishes, where visible, also appear satisfactory. We found no evidence of significant dampness within the scope of our inspection and report. There were an adequate number of air vents to ventilate under-floor areas. The floors should be checked periodically and finishes examined for any ageing and/or disrepair. They should be maintained in the normal way.

Whilst no signs of wood-boring beetle attack were found, older properties such as this one are very susceptible to such infestation which may well be discovered when the property is completely emptied. Should an outbreak be discovered, localised treatment may be necessary.

Condition Rating 1

E5 Fireplaces, chimney breasts and flues

3

The fireplace contains a gas fire.

The fireplace is in satisfactory condition. The flue is also hidden and therefore we can make no comment on its effectiveness or condition. We refer you to Section F4: Heating for the gas fire.

This is a risk to the building and to persons, and we refer you to our comments in Section I.

You should ask an appropriate person to investigate and report on before exchange of contracts. You should follow the advice given in the page in this report entitled 'What to do now'.

For safety reasons, all flues should be checked by a reputable chimney sweep and swept clean prior to use.

Condition Rating 3

E6 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)

1

There are a number of laminated timber built-in fittings in the kitchen.

E

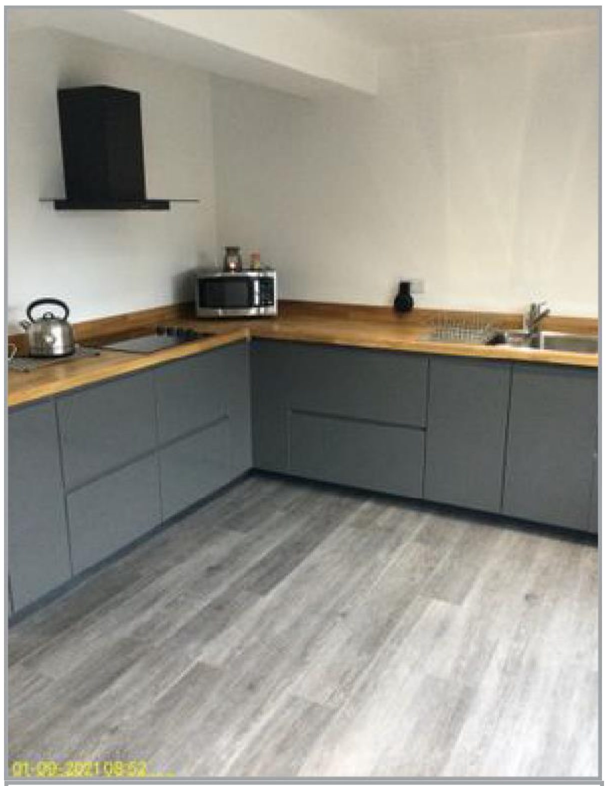
Inside the property (continued)

E6 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances) (continued)

The built-in fittings are generally in satisfactory condition. We have not carried out any tests and therefore cannot report on whether such fittings are fully functional. No major repairs are needed at this stage. All fittings should be regularly maintained.

1

Condition Rating 1



Kitchen

E7 Woodwork (e.g. staircase and joinery)

1

The property has timber doors, stairs and skirting boards.

The woodwork is generally in satisfactory condition. The internal decorations are also in fair order. Woodwork requires regular maintenance and decoration.

Whilst no obvious signs of wood-boring beetle attack were found in the joinery timbers, older properties such as this one are very susceptible to infestation. Evidence of wood-boring beetles may well be discovered when the property is completely emptied. Should an outbreak be found, specialised treatment may be necessary.

E

Inside the property (continued)

E7 Woodwork (e.g. staircase and joinery) (continued)

Condition Rating 1

1

E8 Bathroom fittings

There are a range of modern bathroom fittings in this property.

The fittings are generally in satisfactory condition. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability. No immediate repairs are needed. Such fittings require regular servicing to remain in working order.

A mechanical extractor fan should be installed in the bathroom as there is insuffcient open ventilation to remove excessive water vapour.

Condition Rating 1

1

Bathroom

E

Inside the property (continued)

E9 Other

NI

The property has mains powered smoke/fire or carbon monoxide alarms. We cannot confirm satisfactory operation of the alarms.

We cannot confirm the satisfactory operation of the alarm/s and refer you to our comments in Section F1: Electricity.

This property may suffer from condensation when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is suffcient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

Most properties of this age and type are likely to contain some asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly.

Condition Rating NI

F

Services

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

F

Services

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

Limitations to inspection

The stored items, floor finishes and wall coverings severely obstructed our investigation of the services.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its effciency.

Note: Much of the pipework is concealed internally within ducting and could not be inspected.

Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

F1 Electricity

1 2 3 NI

Safety warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

The meter and consumer unit can be found in the study.

3

The consumer unit appeared to be modern. We do not know if there is a current test certificate for the electrical installation. The electrical installation appears satisfactory with no obvious visual defects but much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety. This is a risk to the building and to persons, and we refer you to our comments in section I. You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.nieic.com/) or with the Electrical Contractors Association, (www.eca.co.uk) to inspect and test the electrical installation and report to you before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report titled entitled 'What to do now'. Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H. Until the installation has been tested and certified as safe, it should not be used.

Condition Rating 3

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. We would recommend that the inspection is carried out prior to exchange.

Alterations are often undertaken to the electrical system which are then hidden from view. These may be a hazard especially when carried out by a property owner. Consequently, we would always recommend a test by a competent qualified electrician prior to exchange.

F

Services (continued)

F2 Gas/oil

Safety warning: *All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

3

Natural gas is connected and the meter and stopcock are located in an outside meter box. The gas supply was on during the inspection.

We do not know of any current test certificate for the gas installation.

The installation appears in fair order with no significant defects evident. However, as much is hidden from view and as such systems require specialist knowledge, we are unable to advise on its serviceability or safety.

Such defects are a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person to inspect the installation before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

Your legal adviser should check the validity of any test certification for the installation and we refer you to Section H.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

Condition Rating 3

F3 Water

2

The property is connected to the mains supply. The outside stopcock is in the pavement. The internal stopcock is under the kitchen sink. The cold water pipework internally, where visible, is in copper and plastic. There is no water storage facility as the property is served direct from the mains.

Where visible the cold water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

As there is no water storage tank, if the mains supply is interrupted or broken, then no water will be available for cooking, washing etc.

Condition Rating 2

F4 Heating

3

Central heating and hot water is provided by a gas boiler. This serves steel radiators. Central heating is provided by a gas combination boiler which is located in a cupboard in study. This serves pressed steel sectional radiators. The property is partially heated by the gas. The central heating pipes, where visible, are in copper.

We do not know of any current test certificate for the boiler or heating system.

F

Services (continued)

F4 Heating (continued)

No obvious defects were seen but we have only carried out a visual inspection of the system and therefore cannot comment in detail on its working condition.

3

This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask a gas safe registered engineer to inspect and report on the boiler and heating system as there is no evidence of an installation inspection in the last 12 months this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.

Your legal adviser should check the validity of any service information and/or test certification for the boiler and heating system and we would refer you to section H. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

The boiler should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competences. Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work. We refer you to our comments in Section H.

Condition Rating 3

F5 Water heating

Hot water is provided direct by the central heating boiler. The hot water pipes, where visible, are in copper.

2

Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components.

Your legal adviser should check the validity of any service information, test certification and any guarantees for the boiler. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

Some of the hot water pipes are hidden within the construction.

With a direct hot water system, the amount and speed of hot water delivery can vary according to the quality of the water mains pressure and level of demand at any one time. Also, should the water mains fail completely then there is no back-up storage facility.

Condition Rating 2

F6 Drainage

The property is assumed to be connected to the public sewer. The above ground drainage pipes are plastic. Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system. As it was dry, we also cannot say whether the rainwater system is fully effective.

2

The chamber cover in the chamber to the rear is partly buried and should be back filled with a sand blinding .

F

Services (continued)

F6 Drainage (continued)

2

The drainage gulley on the rear of the property is dilapidated. The rainwater downpipes discharge directly into the ground.

This is a risk to the building

You should ask a reputable and experienced contractor to inspect and quote for before exchange of contracts as the repairs/replacements may be costly. You should follow the advice given in the page in this report entitled 'What to do now'.

Condition Rating 2

F7 Common services

None

G

Grounds (including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations to inspection

None

G1 Garage

1 2 3 NI

There is a single attached garage to the front of the property.

The garage is generally in satisfactory condition. Regular maintenance is needed.

Condition Rating 1

1

G2 Permanent Outbuildings and Other Structures

None

G3 Other

The boundaries of the property are defined by timber fencing and brick walls. There appears to be a right of way to the side of the property.

2

The right hand side wall is unstable as the expansion joint has deteriorated.

The repairs and improvements should be undertaken soon.

Condition Rating 2

Your legal adviser should check if permission has been obtained for the dropped kerb giving access on to the property. We refer you to our recommendations in Section H. Your legal adviser should check the ownership of and extent of the boundaries to this property. We refer you to our recommendations in Section H. Your legal adviser should check your responsibilities for, and the implications of any rights of way. We refer you to our recommendations in Section H. Your legal adviser should check the ownership of fences and boundaries and we refer you to our comments in Section H.

We have not carried out a specialist inspection for Japanese Knotweed or Himalayan Balsam. You should be aware that these plants cause damage to buildings and where identified, mortgage lending is likely to be unavailable. Treatment, eradication and a guarantee are likely to be required prior to

Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the Vendor has removed all visible signs prior to inspection. Consequently we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association (www.property-care.org/ invasive-species) or the Invasive Non-Native Specialists Association (www.innsa.org/) to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

The front garden slopes towards the front of the house. It is possible that localised flooding could occur during periods of high rainfall. Additional drainage may be required.

H

Issues for your legal advisers

We do not act as a 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, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H

Issues for your legal advisers

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- The new window/s
- Alterations to the internal walls
- The side extension
- The rear extension
- The new bay window/s
- The double glazing installation
- The installation of the boiler

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The replacement window/s
- The replacement bay window/s installation
- The double glazing installation
- The boiler
- The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.
Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system
- Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other matters

Ask your legal adviser to:

- Make further enquiries and advise you on your rights and responsibilities in respect of the right of way
- Confirm that the property is freehold and free from any encumbrances
- Make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations. We strongly recommend that a mining report is obtained for the property
- Make further enquiries and advise you on whether the dropped kerb and parking on the property has received planning and highway approval
- Make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries

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. They may have existed for some time and cannot be reasonably changed.

I

Risks

I1 Risks to the building

We recommend that you should treat the following matters - all discussed earlier in the report - as risks to the building and should be investigated as soon as possible:

E5: Fireplaces, Chimney Breasts & Flues - unventilated flue/s

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above and also the responses from your Legal Advisors, we will be pleased to advise you whether or not they would cause us to change the advice or valuation which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

I2 Risks to the grounds

None

I3 Risks to people

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

I4 Other

None

J

Surveyor’s declaration

J

Surveyor's declaration

Surveyor's RICS number	Qualifications
	MRICS

Company

White Horse Surveyors

Address

1, Prince Rupert House, Cavalier Court, Bumpers Farm, Chippenham, SN14 6LH

Phone number	Fax number
01249444465	01249444465

Email

sales@whitehorsesurveyors.co.uk

Website

http://www.whitehorsesurveyors.co.uk/

Property address

Client's name	Date this report was produced
	7 September, 2021

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

Signature

Electronically Signed By: Andrew Clark

K

What to do now

K

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

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

Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

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

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey only) service includes:

- a physical **inspection** of the property (see *The inspection* below) and
- a **report** based on the inspection (see *The report* below).

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the effciency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy effciency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisors

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

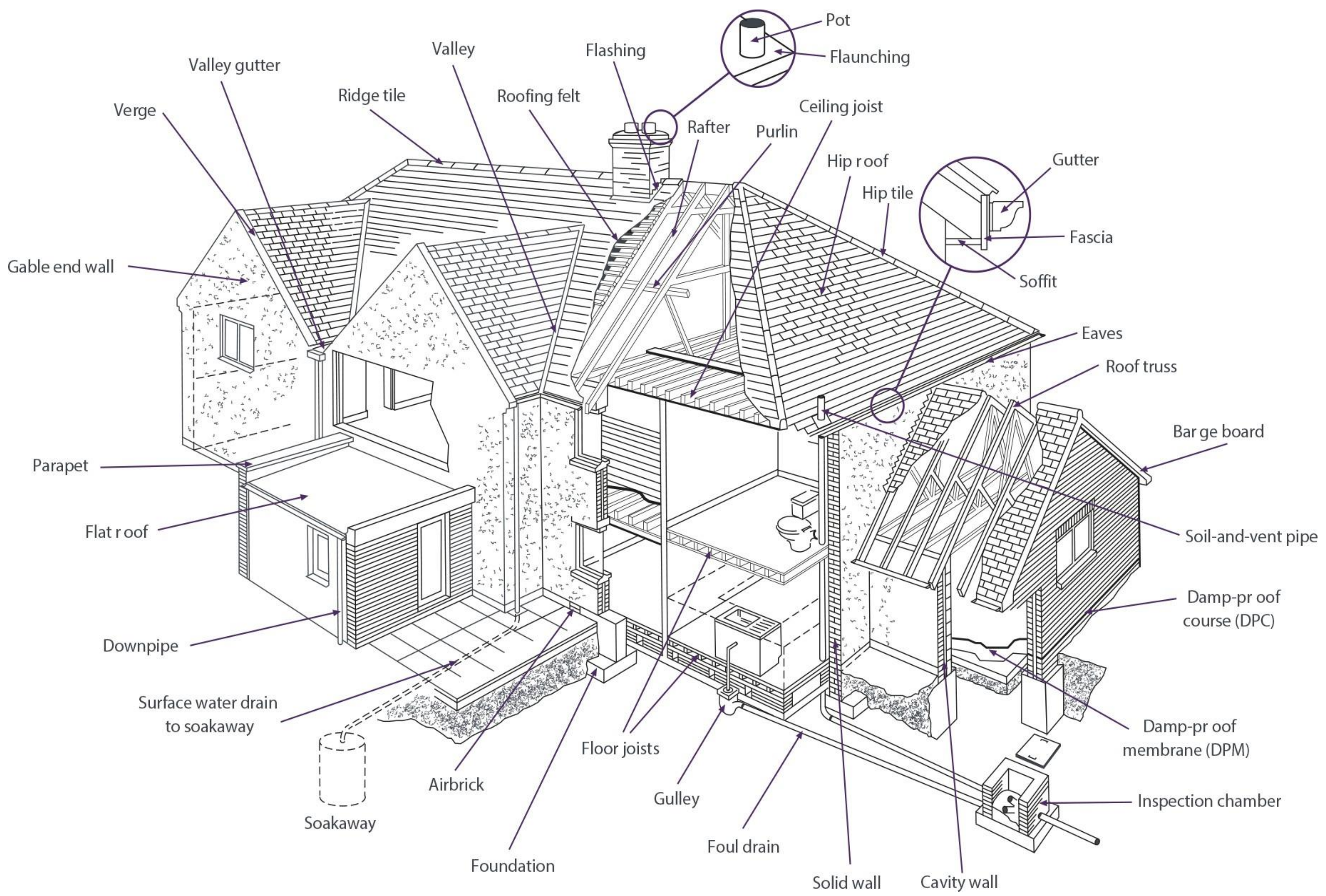
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

You should know...

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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

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

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

- Chimmney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

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

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

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

- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- Walls and partitions: Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- Floors: Be alert for signs of unevenness when you are moving furniture, particularly with timber floors
- Fireplaces, chimmney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- Built-in fittings: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insultation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris

Grounds

- Garages and outbuildings: Follow the maintenance advice given for the main building.
- Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.