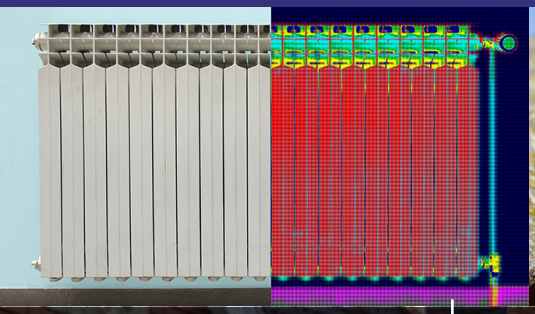
HICH
Roof & Property Consultants

# Award-Winning Survey Specialists



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## Customer Details

| | |
|---|---|
| **Client Name:** | XXX XXXXXXXXX |
| **Address:** | X XXX XXXXX<br>XXXXXXXX<br>XXXXX<br>XXX XXXX |
| **Purpose of Report:** | STRUCTURAL BUILDING SURVEY |
| **Report Reference:** | SBS\|XXX\|XXXX |
| **Inspection Date:** | 0X MXX 20XX |
| **Surveyor Name:** | XX XXXXX XXXXX BSc Hons, MCIOB, CSRT, CSSW, DipDEA, UKAS-P402/P405 |
| **Building Surveyor Engineer Name:** | XXXX XXXXXXX BSc (Hons) C Build E, MCABE. |

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## Property Image

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**Type of property**: Semi-Detached

**No of bedrooms**: 3 Bedrooms

**State of repair**: Poor Condition

**Services:** Electricity-Gas-Mains Water Supply

**Tenure:** Presumed Freehold

**Location:** Semi-exposed

**Property Age:** 1930-1949

**General Description of Property (External)**

- The property inspected is a semidetached, three-bedroom dwelling in a quiet cul-de-sac near Bristol City centre. Set within striking distance of Knowle Park Primary School, Broad Walk Shopping Centre, Red catch Park and more wonderful, local amenities as well as being on major bus routes to Bristol Temple Meads Train Station and the City Centre.

- The property itself does need some updating and briefly comprises of an entrance porch and hallway, great size lounge, fitted kitchen and downstairs lobby & WC.

- Upstairs, there are 3 good size bedrooms and a wet room.

- Outside the property benefits from a large garden & driveway to the front, enclosed by gates with lawn and flower borders with access to the rear garden, boasting a further lawn space, patio, raised borders and outbuildings.

- Porch & Hallway -
- Lounge - 4.85m x 3.66m (15'10" x 12'0") -
- Kitchen - 3.69m x 2.26m (12'1" x 7'4") -
- Rear Porch & WC - 2.15m x 1.20m (7'0" x 3'11") -
- Landing -
- Wet Room - 2.01m x 1.12m (6'7" x 3'8") -
- Bedroom One - 3.66m x 3.60m (12'0" x 11'9") -
- Bedroom Two - 3.87m x 2.25m (12'8" x 7'4") -
- Bedroom Three - 2.69m x 2.30m (8'9" x 7'6") -

- The property is constructed of cavity block/brick walls (retro-filled) with a solid brick entrance porch and a dual pitched roof with hipped finish. The roof has interlocked concrete tile finish, and the walls are a pebbledash rendered finish. The property benefits from double glazing and a gas fire central heating system as well as front and rear gardens.
- The weather conditions at the time of inspection were spells of bright sunshine with a very light westerly breeze with an average external temperature of 18.5 degrees Celsius. It must be accepted that defects can arise, particularly from weather conditions, between the date of my inspection and you taking up occupation or future maintenance requirements.

- As you are familiar with the property and conversant with its general nature and layout, descriptive details have been kept to a minimum and I have also endeavoured to confine my remarks to matters which are material to your consideration as to what essential repairs are required and as the whether you wish to proceed with the purchase/repairs. I have not attempted to list every trivial or minor defect, nor gone into any great detail on the internal decorations.

- The property was unoccupied and un-furnished at the time of inspection and had fixed floor coverings in all rooms. I cannot rule out that some defects may come to light once the stored items have been removed, carpets and floorboards etc are lifted.

**This Building Survey is produced by a Qualified Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.**

**The Building Survey aims to:**

- Help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- Provide detailed advice on condition.
- Describe the identifiable risk of potential or hidden defects.
- Where practicable and agreed, provide an estimate of costs for identified repairs.
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.
- Where estimated repair costs have been given, these are very basic estimates based on my experience in dealing with these types of repairs and the costs involved. It is always recommended that you engage the services of at least three contractors to ensure you receive value for money.

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

## ENERGY PERFORMANCE.

- The EPC for this property has an expired certificate with a rating of D (68) with a potential rating of B (83).

## Energy Performance Certificates (EPCs) are needed whenever a property is:

- Built
- Sold
- Rented
- You must order an EPC for potential buyers and tenants before you market your property to sell or rent.
- In Scotland, you must display the EPC somewhere in the property, for example in the meter cupboard or next to the boiler.

- An EPC contains:
- Information about a property's energy use and typical energy costs
- Recommendations about how to reduce energy use and save money.
- An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

- Buildings that do not need an EPC.
- These include:
- Places of worship
- Temporary buildings that will be used for less than 2 years.
- Stand-alone buildings with total useful floor space of less than 50 square metres
- Industrial sites, workshops and non-residential agricultural buildings that do not use a lot of energy.
- Some buildings that are due to be demolished
- Holiday accommodation that's rented out for less than 4 months a year or is let under a license to occupy.
- Listed buildings - you should get advice from your local authority conservation officer if the work would alter the building's character.
- Residential buildings intended to be used less than 4 months a year.

## Roof Access.

- Drone operation was carried out following a risk assessment and aerial images were captured using a DJI mini 3 Drone.

## Findings

A full assessment of the defects listed below revealed that the works itemized in the recommendation listings within the body of this report will be required to return the areas to an industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.

## Report Synopsis

- The Main Roof is a cut timber roof with a hipped finish, consisting of a network of rafters and purlins supported by the load bearing walls. The coverings are interlocked concrete tiles with concrete ridge and hipped ridge tiles. There is a shared masonry chimney stack.

- The coverings are in satisfactory condition and consistent with age, and no damaged or slipped units noted. The ridge tiles appear to be well bedded with no immediate issues noted around the mortar joints.

- The stack is in poor condition with vegetation growth noted to front, side, and rear. There have been remedial repairs carried out to the neighboring side.

- Internally, there is little evidence of weakening of the timber structure, principally the only indication of roof spread is from horizontal cracks or ‘shakes’ to one of the purlins. This could also be historic and would be difficult to ascertain as the other timbers appear sound. The roof structure was found to be generally sound with only slight deflection on the underside of the original timber rafters which appears to be within tolerable limits.
- The roof slopes are generally even. Where they are undulating, this is on a small scale and there is no immediate evidence to suggest the distortion will get worse. Most of the structural members are adequately sized. Any struts and other supports are taken to load bearing walls. The loft was found to be dry with no evidence of leaks.

- Due to the cracking beneath to many of the wall and ceiling junctions however, it is recommended that strengthening of the roof is undertaken.

- There is a secondary cut timber roof to the ground floor porch. This is a mono pitched roof with gabled finish with the same concrete interlocked roof coverings as the main roof.

- The roof was noted to be in satisfactory condition with no evidence internally to suggest issues with the waterproof values of the structure or 'know on' effects flowing slight spread of the main roof.

- Water is discharged from the roof via a PVCU gutter section rainwater system with outlet downpipes hold fast fixed to the external elevations.
- The gutter section rainwater system shows physical evidence of blockages with debris causing restrictions to the water flow leading to the rainwater outlets.
- Recommend these are cleared and repaired to prevent water penetration to the building.

**Essential External Repairs**

- 1: Remove Vegetation Growth from Chimney Stack (See Main Roof)
- 2: Repoint defective ridge tiles and areas of missing mortar (See Main Roof)
- 3: Unblock gutters and ensure Rainwater Goods operate effectively (See RWG)
- 4: Repair hairline cracking around window reveals and poor render (render approaching the end of its lifespan, replacement should be considered). (See photos attached)
- 5: Windows are poorly installed due to depth of window reveals (consider replacing). (Photos attached)

**Other Repairs External**

- 1: Hard standing Areas (repair excessive trip hazards)
- 2: Cut back and maintain all shrubbery and hedge lines
- 3: Unblock all ACO drains and Gullies.
- 4: Repair masonry boundaries
- 5: Repairs any damaged fencing
- 6: Check underground drainage (CCTV survey)

- A general modernization is required throughout to all rooms. Repair cracking to the ceiling and wall surfaces on strengthening of the roof.

- Components to note for future expense/replacement:

- Radiators, Secondary Heating System, Kitchen, Bathroom, Windows older than 20 years. Front and Rear Doors, Boiler (parts are no redundant for this particular model).

- A full inspection of the loft space and roof coverings revealed no roof ventilation, the roof relies on passive natural ventilation, however if re-roofing or re-developing the roof space ventilation should be provided in the form of ridge vents or similar.

- Electric fire fitted to the chimney breast of the ground floor living room noted to be in average condition but fit for purpose.
- Recommended a full inspection from a qualified person.

- The ceilings are of a plaster board, lath and plaster and skim finish. Issues detected concerning cracking to the first-floor rooms and landing, this is detected around the wall ceiling junctions and to some of the partitions of the first floor (photographs included in the repairs section below).
- Recommend these are repaired following full repairs to the dominant cause of break down (roof thrust/spread as indicated in the structural movement section).

- The walls are a mixture of solid and stud partition with plaster finishes.
- There is physical evidence of cracking detected to the wall and ceiling junction joints consistent with thermal movement and roof spread.
- Recommend these are repaired to a serviceable standard following repair to the roof.

- The decoration comprised of simple type papered and painted wall surfaces and gloss painted woodwork, all found to be in an average condition consistent with age in need of modernisation.

- The floors generally throughout property are sloping and or are uneven, there is physical evidence throughout of movement detected to the floor finishes with some deflection also detected in certain areas.
- These therefore should be monitored and investigated further if worsen over time.

- The property benefits from PVCU windows and doors of differing ages and condition.
- The windows are considered fit for purpose in their present state however these would benefit from replacement to a modern secure system

- Single flight turned timber staircase with handrail leading to the first floor; there is some thermal shrinkage and general deflection detected but considered fit for purpose.

- The Kitchen has a range of floor and wall mounted units found to be in an average condition for age in need of modernization.

- Bathroom with converted wet room to the first floor. Bathroom has WC with WHB and Electric Thermostatically controlled shower. Considered fit for purpose. GF WC also in average condition and fit for purpose but in need of modernization and a WHB for sanitary purposes.

- No mechanical ventilation noted (see condensation/dampness section).

- The head of the drainage system is a soil vent pipe which receives discharge from the internal sanitary fittings, the drains at the time of inspection were free flowing with no restrictions.

- The property is connected to a cold-water supply, the visible parts of the installation appeared in satisfactory condition.

- The property is connected to mains gas, the visible parts of the installation appeared in satisfactory condition.

- The property is connected to mains electrical supply, the visible parts of the installation appeared in satisfactory condition.

- The hot water is provided by a gas boiler, the visible parts of the installation appeared in satisfactory condition.

- Central heating is provided by way of pumped circulation from the gas boiler serving steel panel radiators of varying sizes in principal ground and first floor accommodation, the visible parts of the installation appeared in satisfactory condition.
- We recommend a test and inspection of the boiler and hot water system be carried out by a Gas Safe approved heating engineer prior to exchange of contracts.

- On inspection of the loft, which is accessed via a loft hatch, I noted that it appears insulated to areas but still requires additional areas of replacement to meet with current building regulations of 300mm depth.

- A triangular shaped site accessed via a narrow road used to access the cull-de sac. The property has a driveway for two spaces with a laid lawn to the front. There is side access leading you to the rear garden and rear entrance as well as a hard standing area and the

outbuilding. The site is adjacent to two other dwellings on Newlyn Walk and back onto properties sited on Crossways Road.

- There is an original storage shed to the rear noted to be in average condition and consistent with age with no immediate structural defects noted. Due to the age however, it is likely to require maintenance depending on its intended use.

- Hard standing areas were generally considered in average condition but fit for purposes. There were several trip hazards noted where pathways had been lifted and replaced over the years, presumably through drainage issues. Whilst fit for purpose, it would be beneficial and more aesthetically pleasing to resurface some of these areas. There is no evidence to suggest ground excavations for subsidence issues.

- Boundaries generally consist of hedge-lines and shrubbery with timber panel fencing surrounding the side and rear with a red brick single wall separating the front and rear gardens. All considered fit for purpose with no immediate issues noted. Masonry repairs are required on what appears to be the shared boundary with the neighboring property (re-bedding brickwork and damaged top course). Your solicitor will be able to confirm responsibilities on the boundaries.

- There were mature trees within close-proximity to this property, however these are unlikely to cause any damage to the sub-structure due to their size and location, however it is recommended the trees be checked by a fully qualified tree surgeon. (Boundary trees within the adjacent garden).

- The property has cracking around the 1st floor internal ceilings/soffits and some historic damage to the top of the external wall which is consistent with roof thrust.

- The roof inspected is a traditional cut timber framed roof which in this particular instance is characterized by the ceiling joists being set above the wall plates, creating sloping soffits or sealings. With this type of roof structure movement can occur, causing either horizontal cracking or tapered cracks where the top of the wall gets pushed out by the roof thrust from rafters and the rafters consequently deflect. Roof thrust is a condition which can affect properties which are built with a collared roof or any roof where the timbers are not strong enough to support the weight of the structure and the coverings.

- In this roof structure, the roof timbers didn't appear to be undersized and although the movement is slight the roof will require strengthening or additional bracing. Other signs to look out for include deflection or dishing of the roof slopes. Additional timbers or metalwork

will be required to strengthen the roof structure to stop further spread and outward force on the supporting walls.

- There appears to evidence not only of retro filled cavities but also of replacement wall ties. Walls ties prior to 1978 were usually manufactured with galvanised mild steel. They were meant to last the lifetime of the building but with condensation issues within the cavities it has since been recognized that they can start to corrode after 20 years. I did not carry out an intrusive inspection of the building, and there is no sign of horizontal cracking to the render but there does appear to be historic repairs carried out. I would recommend a full wall tie inspection as this type of work can be costly.

- **I have included some further information on structural cracking in masonry below.**

## STRUCTURAL CRACKING IN MASONRY

### Expansion Cracks in Masonry Wall

### Causes of Expansive Cracks

- Walls are affected by temperature and moisture change. Materials can suffer from initial shrinkage and/or subsequent expansion and contraction. This movement gives rise to the expansion cracks in masonry walls. Cracking is shown as vertical, which is often the case. However, the crack sometimes follows the line of least resistance and can end up stepped.

- The expansive cracks are often seen above window and door openings where the opening itself relieves the crack. This type of crack has a consistent width, and it is this that distinguishes from other more serious cracks.

Repair of Expansive Cracks

- Expansive crack is of no real structural significance, although it may allow water into the cavity in brick-built houses, and subsequence cause deterioration of the wall ties. Therefore, filling the crack with a mastic or sealastic compound is recommended. However, for more severe cracking it is advisable to form an expansion joint. This would be cut into the wall, filled with a compressible material with a waterproof stopper to the outside. On some modern buildings these are formed at construction stage and then hidden behind rainwater downpipes.

- Cracks Above Openings in Masonry Walls
- Causes

- Four causes of cracks above openings in masonry walls are:
- Removal of windows or doors with inadequate propping,
- Inadequate bearings,
- Loads applied directly over the opening,
- No lintels or Defective lintels

- Cause- 1: Removal of windows or doors with inadequate propping
- The most common reason for this type of cracks in wall is the removal of existing window frames to install PVCU.

**Repair of Cracks**

- The best repair is to reset the lintel and repoint or rebuild the brickwork above and refit the window. The poor repair is to do nothing more than repoint the cracks, as the brickwork is now resting on the new frame. However, collapse of the brickwork above the opening will be likely when the window is next replaced.

**Cause-2: Cracks due to Inadequate Bearings**

- The correct overhang (bearing) of the lintels above openings is 150mm (6 inches) each side. If the bearings are insufficient the lintel will drop, and the cracks will appear.
- Repair of Cracks due to Inadequate Bearing
- Replacement of the lintel is recommended. However, once again repointing will suffice until the window or door is replaced.

**Cause-3: Cracks due to loads applied above the opening.**

- This often occurs above first floor lintels where the roof purlins have been installed directly above the window openings. The load imposed is too great for the lintel to cope with and the downward pressure causes the cracking.

**Repair**

- Once again replacement of the lintel is recommended. The severity and age of these cracks would decide whether simple repointing would suffice until the window is replaced.

## Cause-4: Cracks in Masonry Wall due to No Lintels

- In some properties no lintels are provided relying on the timber frame of the window to support the masonry above, but once the window is replaced the cracks occur.

## Repair

- New lintels need to be installed and the cracks repaired.

## Cracks in Masonry Wall due to Tie Failure

- Wall ties are metal ties that are built into both solid and cavity walls built in stretcher bond to hold the outside skin of brickwork to the inside. Failure normally occurs when the ties rust. When the metal ties rust, they expand causing the cracking normally seen every sixth course horizontally in the mortar joints.

## Repair

- Replacement wall ties are essential. The cracking is an early indication of failure. Without replacement, collapse of the wall could occur. Repointing and removal of the existing ties is recommended.

## Cracks in Masonry Wall due to Subsidence

- This is the worst and most serious type of cracks in masonry walls and consequently the most difficult to repair. Subsidence can occur due to a variety of reasons:
- Mining activity
- Leaking underground drainage
- Tree root activity
- Peak subsoil
- Clay subsoil
- Running sand

- The list is endless; however, the basic problem is the same; the foundations of the house are moving. The cracks are normally the first indication of a problem; often they are raking cracks (widest at the top) and can occur to corners of the building or from the top to the bottom of the walls.

**Repair of Cracks due to Subsidence**

- This will normally involve some form of underpinning. However, specialist advice from a structural engineer will be required.

**Wall Cracks due to Ground Heave**

- The pattern of crack is similar to subsidence crack; however, the crack will be widest at the base of the wall. The most common cause of ground heave is expansion of clay subsoils. On older properties with shallow foundations the clay can expand and contract dependent upon the weather conditions. If the clay becomes waterlogged it can expand and push the foundations upwards causing the cracks.
- The removal of trees can also cause ground heave, which is why trees that are too close to the property should be taken down in stages, slowly over a number of years to allow gradual ground movement.

**Repair of Cracks due to Ground Heave**

- In extreme cases underpinning and/or deeper foundations will be the only solution. This is, however, a drastic measure. In cases of ground heave problems, the solution will be to remove as much of the clay from around the foundation as possible and to replace it with hardcore.

- Dampness was noted to the ground floor walls, consistent with blocked or bridged cavities. Recommend you inspect the cavities as part of the wall tie inspection and excavate the cavities should any debris be noted at the base of the cavity. This debris forms a bridge offer the DPC leading to increased levels of moisture in the walls and can lead to decay of the skirtings. Rising Dampness is rare in this type of construction and dampness to ground floor walls can often be eliminated without hacking off plaster and installing chemical DPC's.

- Condensation also noted to many of the rooms of the property with black spot mould present. Further information below on condensation and the benefits of positive pressure ventilation.

- Inspection of the roof timber supporting structures revealed physical evidence of roof spread to main roof, this is visible externally and internally, further key indicators were detected internally with regards to separation of the ceiling board joints and minor cracking at ceiling junctions to the loft bedroom and areas throughout.

- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.

**Main Roof Coverings**

- The Main Roof is a cut timber roof with a hipped finish, consisting of a network of rafters and purlins supported by the load bearing walls. The coverings are interlocked concrete tiles with concrete ridge and hipped ridge tiles. There is a shared masonry chimney stack.
- The coverings are in satisfactory condition and consistent with age, and no damaged or slipped units noted. The ridge tiles appear to be well bedded with no immediate issues noted around the mortar joints.

- The stack is in poor condition with vegetation growth noted to front, side, and rear. There have been remedial repairs carried out to the neighbouring side.

- Internally, there is little evidence of weakening of the timber structure, principally the only indication of roof spread is from horizontal cracks or ‘shakes’ to one of the purlins. This could also be historic and would be difficult to ascertain as the other timbers appear sound. The roof structure was found to be generally sound with only slight deflection on the underside of the original timber rafters which appears to be within tolerable limits. The roof slopes are generally even. Where they are undulating, this is on a small scale and there is no immediate evidence to suggest the distortion will get worse. Most of the structural members are adequately sized. Any struts and other supports are taken to load bearing walls. The loft was found to be dry with no evidence of leaks.

- Due to the cracking beneath to many of the wall and ceiling junctions however, it is recommended that strengthening of the roof is undertaken.

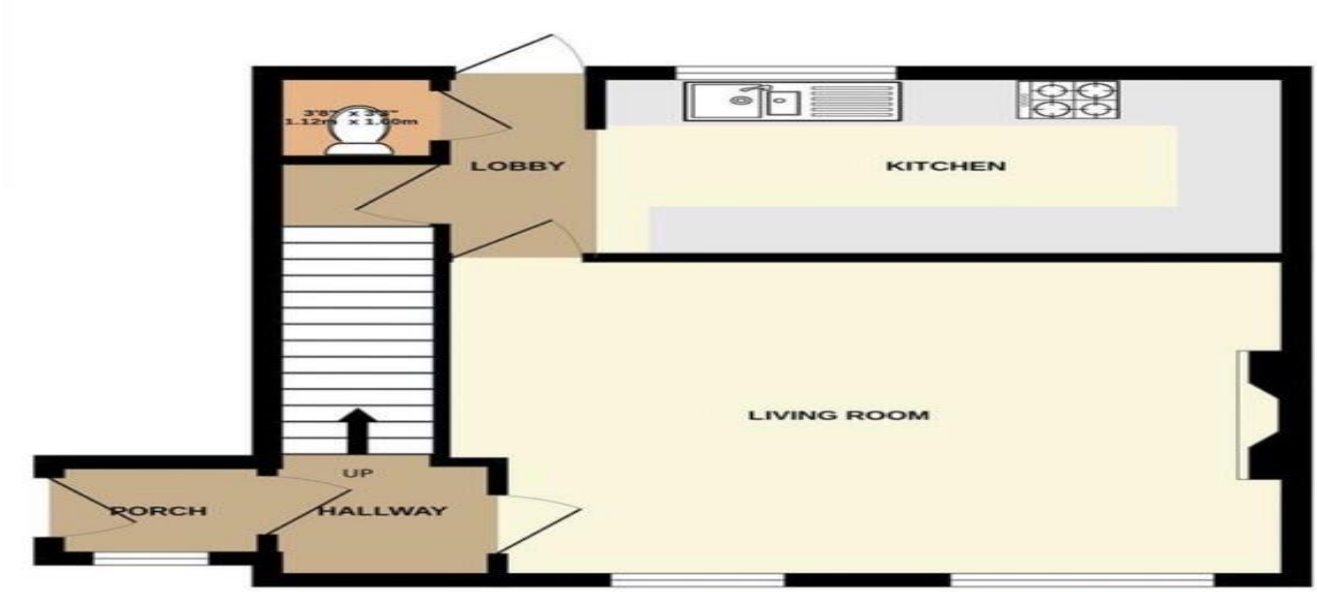
**Front Elevation**

**Rear Elevation**

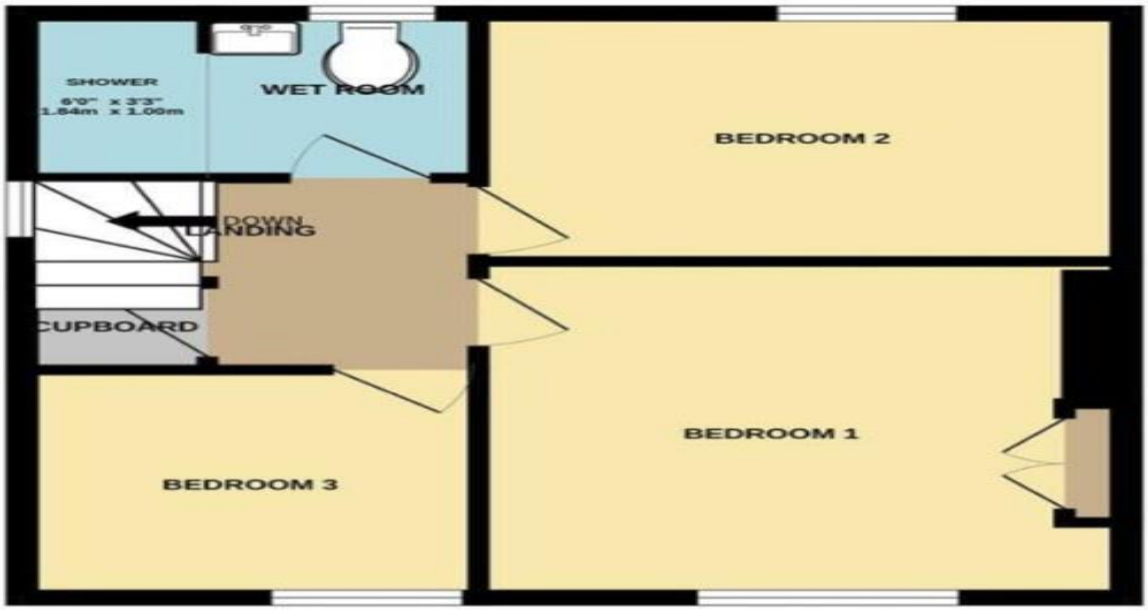
**Aerial Front**

## Aerial Rear

## Ground Floor



## First Floor




## Main Roof

**Main Roof**

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**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Internal Loft Space**

**Secondary Roof Coverings**

- There is a secondary cut timber roof to the ground floor porch. This is a mono pitched roof with gabled finish with the same concrete interlocked roof coverings as the main roof. The roof was noted to be in satisfactory condition with no evidence internally to suggest issues with the waterproof values of the structure or 'know on' effects flowing slight spread of the main roof.

**Secondary Roof**

**Secondary Roof**

## Roof Drainage

- Water is discharged from the roof via a PVCU gutter section rainwater system with outlet downpipes hold fast fixed to the external elevations.
- The gutter section rainwater system shows physical evidence of blockages with debris causing restrictions to the water flow leading to the rainwater outlets.
- Recommend these are cleared and repaired to prevent water penetration to the building.

## Rainwater Goods

**Rainwater Goods**

**Rainwater Goods**

**Essential Repairs**

**Location: Essential External Repairs**

- 1: Remove Vegetation Growth from Chimney Stack (See Main Roof)
- 2: Repoint defective ridge tiles and areas of missing mortar (See Main Roof)
- 3: Unblock gutters and ensure Rainwater Goods operate effectively (See RWG)
- 4: Repair hairline cracking around window reveals and poor render (render approaching the end of its lifespan, replacement should be considered). (See photos attached)
- 5: Windows are poorly installed due to depth of window reveals (consider replacing). (Photos attached)

**General condition of Render and Window Install.**

**General condition of Render and Window Install/Repairs.**

**General condition of Render and Window Install/repairs**

**Other Repairs External**

**Location: Other Repairs**

- 1: Hardstanding Areas (repair excessive trip hazards)
- 2: Cut back and maintain all shrubbery and hedge lines
- 3: Unblock all ACO drains and Gullies.
- 4: Repair masonry boundaries
- 5: Repairs any damaged fencing
- 6: Check underground drainage (CCTV survey)
- See general maintenance tips for further advice.

**Other Repairs Internal**

**Location: Internal Repairs**

- A general modernisation is required throughout to all rooms. Repair cracking to the ceiling and wall surfaces on strengthening of the roof.
- Components to note for future expense/replacement:
- Radiators, Secondary Heating System, Kitchen, Bathroom, Windows older than 20 years. Front and Rear Doors, Boiler (parts are no redundant for this particular model).
- See general maintenance tips for further advice.

**Internal Cracking to Ceiling & Wall Surfaces (consistent with roof spread)**

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## General Internal Condition

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**Algorithm Guidance Budget: £9,529 (the guide cost relates to any defect repairs outlined)**

## Follow the link below to find a Local Trusted Contractor

- https://www.hich-ltd.co.uk/trusted-contractors/

**SURVEY REPORT INDEX**

**Roof Ventilation**

- A full inspection of the loft space and roof coverings revealed no roof ventilation, the roof relies on passive natural ventilation, however if re-roofing or re-developing the roof space ventilation should be provided in the form of ridge vents or similar.

**Fireplaces, Flues and Chimney Breasts**

- Electric fire fitted to the chimney breast of the ground floor living room noted to be in average condition but fit for purpose. Recommended a full inspection from a qualified person.

**Ceilings**

- The ceilings are of a plaster board, lath and plaster and skim finish. Issues detected concerning cracking to the first-floor rooms and landing, this is detected around the wall ceiling junctions and to some of the partitions of the first floor (photographs included in the repairs section below).
- Recommend these are repaired following full repairs to the dominant cause of break down (roof thrust/spread as indicated in the structural movement section).

**Walls, partitions, and plasterwork**

- The walls are a mixture of solid and stud partition with plaster finishes.
- There is physical evidence of cracking detected to the wall and ceiling junction joints consistent with thermal movement and roof spread.
- Recommend these are repaired to a serviceable standard following repair to the roof.

**Interior Decoration**

- These comprised of simple type papered and painted wall surfaces and gloss painted wood work, all found to be in an average condition consistent with age in need of modernisation.

**Floors**

- The floors generally throughout property are sloping and or are uneven, there is physical evidence throughout of movement detected to the floor finishes with some deflection also detected in certain areas.
- These therefore should be monitored and investigated further if worsen over time.

**Windows/Doors**

- The property benefits from PVCU windows and doors of differing ages and condition.
- The windows are considered fit for purpose in their present state however these would benefit from replacement to a modern secure system.

**Staircase**

- Single flight turned timber staircase with handrail leading to the first floor; there is some thermal shrinkage and general deflection detected but considered fit for purpose.

**Kitchen Fittings**

- The Kitchen has a range of floor and wall mounted units found to be in an average condition for age in need of modernisation.

**Sanitary Fittings**

- Bathroom with converted wet room to the first floor. Bathroom has WC with WHB and Electric Thermostatically controlled shower. Considered fit for purpose.
- GF WC also in average condition and fit for purpose but in need of modernisation and a WHB for sanitary purposes.

**Mechanical Ventilation**

- No mechanical ventilation noted (see condensation/dampness section).

**Services**

- **Only detailed specialist tests will confirm the adequacy/efficiency and/or safety of the services and installations thereof.**
- **Surveyors are not qualified to undertake these tests, therefore any comments on services within the body of this report are made by way of general observation of the visible parts only, I therefore recommend that you arrange for the services and installations thereof to be inspected by specialists.**

**Drainage**

- The head of the drainage system is a soil vent pipe which receives discharge from the internal sanitary fittings, the drains at the time of inspection were free flowing with no restrictions.

**Cold Water**

- The property is connected to a cold-water supply, the visible parts of the installation appeared in satisfactory condition.

**Oil / Gas**

- The property is connected to mains gas, the visible parts of the installation appeared in satisfactory condition.

**Electricity**

- The property is connected to mains electrical supply, the visible parts of the installation appeared in satisfactory condition.

**Hot Water**

- The hot water is provided by a gas boiler, the visible parts of the installation appeared in satisfactory condition.

**Heating**

- Central heating is provided by way of pumped circulation from the gas boiler serving steel panel radiators of varying sizes in principal ground and first floor accommodation, the visible parts of the installation appeared in satisfactory condition.
- We recommend a test and inspection of the boiler and hot water system be carried out by a Gas Safe approved heating engineer prior to exchange of contracts.

**Thermal Insulation**

- On inspection of the loft, which is accessed via a loft hatch, I noted that it appears insulated to areas but still requires additional areas of replacement to meet with current building regulations of 300mm depth.

**The Site**

- A triangular shaped site accessed via a narrow road used to access the cull-de sac. The property has a driveway for two spaces with a laid lawn to the front.
- There is side access leading you to the rear garden and rear entrance as well as a hard standing area and the outbuilding.
- The site is adjacent to two other dwellings on Newlyn Walk and back onto properties sited on Crossways Road.

**Garage/Store**

- There is an original storage shed to the rear noted to be in average condition and consistent with age with no immediate structural defects noted. Due to the age however, it is likely to require maintenance depending on its intended use.

**External Areas/Paths/Patios etc.**

- Hardstanding areas were generally considered in average condition but fit for purposes. There were several trip hazards noted where pathways had been lifted and replaced over the years, presumably through drainage issues. Whilst fit for purpose, it would be beneficial and more aesthetically pleasing to resurface some of these areas. There is no evidence to suggest ground excavations for subsidence issues.

**Retaining walls/Earth retaining structures**

- None on site.

**Boundaries and fences**

- Boundaries generally consist of hedge-lines and shrubbery with timber panel fencing surrounding the side and rear with a red brick single wall separating the front and rear gardens.
- All considered fit for purpose with no immediate issues noted. Masonry repairs are required on what appears to be the shared boundary with the neighbouring property (re-bedding brickwork and damaged top course).
- Your solicitor will be able to confirm responsibilities on the boundaries.

**General Environmental Factors**

- No other environmental factors noted.

**Trees**

- There were mature trees within close-proximity to this property, however these are unlikely to cause any damage to the sub-structure due to their size and location, however it is recommended the trees be checked by a fully qualified tree surgeon. (Boundary trees within the adjacent garden).

**Japanese Knotweed.**

- The grounds of the property were visually inspected and there was no evidence of Japanese Knotweed present, however concealed areas were not. You may wish to engage experts to investigate further and carry out a full intrusive survey of the grounds.

**Introduction to Japanese Knotweed**

- Japanese knotweed (Fallopia japonica) is native to Japan, Taiwan, and northern China, and was introduced to the UK in the early 19th century as an ornamental plant. It is a perennial plant, growing each year from its extensive underground rhizomes, and spreads rapidly both by natural means and as a result of human activity.

- Japanese knotweed is spread by fragments of rhizome or stem being transported to new sites. Very small fragments of stem/rhizome can give rise to new plants. The plant forms dense stands, outcompeting our native vegetation and causing nuisance and structural damage.

Responsibilities

- Responsibility for controlling Japanese knotweed nearly always lies with the landowner unless the leaseholder is responsible for land management.

- If you are unable to find out who owns the land in question, you may be able to find the information by carrying out a land registry search.

Legal position

- This content is for information only. If you have legal concerns about Japanese knotweed, we recommend that you take specific legal advice.

- It is not an offence for a landowner to have Japanese knotweed growing on their land and they don't have to report its presence.

- However, if Japanese knotweed is causing a nuisance there may be a civil liability.

- Waste material from these plants is classed as 'controlled waste' under the Environmental Protection Act 1990 and must be disposed of at a suitably licensed or permitted waste site. Certain herbicides and plant material containing herbicides may also be considered as hazardous waste under the Hazardous Waste Regulations. If using a carrier to move this waste off site, you must ensure they are a registered waste carrier.

Wildlife and Countryside Act 1981

- Japanese knotweed is listed in Schedule 9 of the Wildlife and Countryside Act 1981 and is subject to Section 14 of this Act. It is an offence to plant or cause this species to grow in the wild. This means that actions which cause the spread of Japanese knotweed, egg strimming, flailing or dumping contaminated material, may constitute an offence. Allowing Japanese knotweed to spread from your property into neighbouring land may also be an offence, although this has not yet been tested in the courts.

- Japanese knotweed offences under this Act are enforced by the police. Therefore, if you see somebody causing the spread of Japanese knotweed, you should contact your local police station.

- If you need more information on section 14 refer to the guidance produced by DEFRA and Welsh Government.

Anti-social Behavior, Crime and Policing Act 2014

- Community Protection Notices can be issued by local councils or the police under the Anti-social Behavior Crime and Policing Act 2014. These notices can be issued to individuals or organizations to compel them to control invasive species in situations where they are having a detrimental effect on the quality of life of others.

- Contact your local authority or the police if you require more information. Further guidance can also be found on the Home Office website.

- Treatment and control of Japanese knotweed

- DO NOT strim, flail or mow Japanese knotweed.

- Doing so is likely to significantly increase the risk of spreading the plant and could constitute an offence.

- Cutting and digging are NOT effective methods for controlling established Japanese knotweed and take many years to have any effect. Japanese knotweed has an extensive underground rhizome system which can be up to several metres deep, making it extremely difficult to dig up all rhizomes. It is highly likely that rhizomes will remain in the ground and give rise to new plants. These options also create controlled waste which must be carefully contained and disposed of in a specific manner.

- Japanese knotweed is best controlled by the application of a suitable herbicide.

- Glyphosate-based herbicides are commonly used to treat Japanese knotweed. If glyphosate is applied correctly, at the appropriate time of year, it is possible to eradicate it, although it can take two to three years of repeated treatment.

- Professional glyphosate products are required as the type of glyphosate product bought at garden centres will have limited effect. Professional herbicide products must only be used by suitably qualified individuals who hold the necessary National Proficiency Test Council

certificates of competence. Suitably qualified operators may be found locally or via an industry body.

- To achieve control of Japanese knotweed, glyphosate must be applied in late summer/autumn after the plant has flowered. Applying glyphosate earlier in the year may stunt growth, but it will not kill the plant. Large mature stands of Japanese knotweed will need to be treated for two or three years to achieve eradication (i.e. treat once a year in late summer/autumn).

- If you wish to use herbicides in a location that is in water, within a protected site, or near a water abstraction, you will need prior written approval from your local authority.

- How to report sightings of Japanese knotweed

- Record sightings using the iRecord App (or iRecord online form) or the LERC Wales App. Both Apps are free to download. Submitting records using either App (or online) will contribute to a better understanding of where invasive species are in England & Wales, how they spread and their impact. Records will be available to view on the National Biodiversity Network Atlas Wales or the Horticulture UK Map.

- Advice for Contractors and Developers on disposal of contaminated material

- Japanese knotweed (or contaminated material) is a controlled waste, and as such must be disposed of at a suitably licensed or permitted landfill.

- The UK & Welsh Governments have advice on model specifications and guide to procurement for the control of Japanese knotweed in construction and landscape contracts.

- For information on the treatment and disposal of invasive non-native plants, please contact your local authority.

- Further Information

- For further information on the identification, control and disposal of Japanese knotweed, and the regulation of pesticides, see the following links:

- Welsh Government advice on invasive non-native plant species including Japanese knotweed identification and control and Japanese knotweed advice for voluntary and community groups.

- The GB Non-Native Species Secretariat website is useful for species information and tells you how you can record the presence of Japanese knotweed.
- Health and Safety Executive website for information on regulation of pesticides

**Structure Movement**

- The property has cracking around the 1st floor internal ceilings/soffits and some historic damage to the top of the external wall which is consistent with roof thrust.
- The roof inspected is a traditional cut timber framed roof which in this particular instance is characterised by the ceiling joists being set above the wall plates, creating sloping soffits or sealings. With this type of roof structure movement can occur, causing either horizontal cracking or tapered cracks where the top of the wall gets pushed out by the roof thrust from rafters and the rafters consequently deflect. Roof thrust is a condition which can affect properties which are built with a collared roof or any roof where the timbers are not strong enough to support the weight of the structure and the coverings.

- In this roof structure, the roof timbers didn't appear to be undersized and although the movement is slight the roof will require strengthening or additional bracing. Other signs to look out for include deflection or dishing of the roof slopes. Additional timbers or metalwork will be required to strengthen the roof structure to stop further spread and outward force on the supporting walls.

- There appears to evidence not only of retro filled cavities but also of replacement wall ties. Walls ties prior to 1978 were usually manufactured with galvanised mild steel. They were meant to last the lifetime of the building but with condensation issues within the cavities it has since been recognised that they can start to corrode after 20 years. I did not carry out an intrusive inspection of the building, and there is no sign of horizontal cracking to the render but there does appear to be historic repairs carried out. I would recommend a full wall tie inspection as this type of work can be costly.

**Dampness**

- Dampness was noted to the ground floor walls, consistent with blocked or bridged cavities. Recommend you inspect the cavities as part of the wall tie inspection and excavate the cavities should any debris be noted at the base of the cavity. This debris forms a bridge offer the DPC leading to increased levels of moisture in the walls and can lead to decay of the skirtings. Rising Dampness is rare in this type of construction and dampness to ground

floor walls can often be eliminated without hacking off plaster and installing chemical DPC's.

- Condensation also noted to many of the rooms of the property with black spot mould present.

**Condensation.**

- Condensation also noted to many of the rooms of the property with black spot mould present. Further information below on condensation and the benefits of positive pressure ventilation.

**What is Condensation?**

- As the cold winter months set in, we are less inclined to ventilate our homes and are tempted to seal in the heat, resulting in a rise in humidity levels due to lack of ventilation. This causes condensation: liquid water that collects on walls, windows, and ceilings. Kitchens and bathrooms are especially vulnerable to excess condensation, which can lead to damp problems and black mould growth. Read on to find out how to stop condensation in the home.

- Condensation is the process that induces water vapour in the air to turn into liquid. A disparity in temperature change causes condensation, which is why it is more prevalent in winter. If humidity is high enough, the accumulated moisture in the air is deposited on cold impenetrable surfaces. This can cause condensation on the outside and inside of windows. Condensation can also form inside double-glazing, although that is usually caused by a failure of the seal between the two windowpanes. Condensation can also affect penetrable surfaces, such as wallpaper and plaster.

**The perfect conditions for condensation to manifest are:**

- Warm rising air
- Falling temperatures
- Cool surfaces
- Warm air holds more moisture than cold air and when it rises, so do the suspended water molecules that are contained. As temperatures fall, the air can no longer hold all of its moisture, so it will find surrounding cool surfaces to transfer this moisture onto.

- Problems with condensation commonly arise due to the high moisture content in the air providing an ideal environment for mould growth. Once the water molecules are deposited on cool surfaces, this can lead to two main issues: deterioration of the surface where the moisture has condensed such as porous plasterboards, and the growth of black mould and fungi.

- Unchecked condensation results in blackened window frames, damp patches and mould growth on walls. Other signs of condensation problems in houses are mould growth on clothing and soft furnishings, as well as streaming from condensation on windows.

## Different condensation types found in UK Homes

Interstitial condensation

- Moisture from the air that absorbs into a porous substrate like soft furnishings or internal wall insulation.

Surface condensation

- When internal hot air meets a cold surface. This is what most people are referring to when we talk about household condensation.

Warm-front condensation

- When warm air enters a cold building. Warm-front condensation is common in emptier buildings during the seasonal change from winter to spring.

Summer condensation (also called reverse condensation)

- Very rare in the UK. During a monsoon or ordinary rain shower in otherwise warm conditions, warmth from the sun can dry a wet wall – driving water vapour through the wall to the interior.

Cold bridging condensation

- When hot air reaches an area of a building that is colder than its surroundings, condensation will form. This can happen on floor-to-wall and ceiling-to-wall joins as well as around doors and windows.

Causes of condensation

- Everyday living causes a surprising amount of moisture to be released into the air. Cooking three meals a day releases five pints of water. Each shower constitutes a further half-pint. Even breathing and sweating can heavily impact the moisture load present in the air: on average, one person generates 3 pints of water a day.

- *There are three main groups of household activities that generate condensation in the home:*

## LACK OF VENTILATION

- Correct ventilation means that a good air exchange is taking place inside the house. Warm air, which generally contains a lot of water vapour, is exchanged with colder, dryer air. Opening windows on a highly humid day will contribute towards the moisture levels in the home as the relative humidity levels may be the same or higher than those in the home.

- Extractor fans are often installed incorrectly, creating a counteractive effect on the intended ventilation. If placed next to an open window, this may cause the extractor fan to 'short circuit', meaning it will suck in the fresh ventilation from the open window before it has had a chance to replace or mix with stale air. It is best to place extractor fans as far away from windows as possible to reduce the possibility of condensation damp and mould.

## AIR MOISTURE LEVELS

- When cooking and bathing, it is assumed that leaving the bathroom or kitchen door open will help disperse the concentrated moisture particles, but this is not the case. Leaving doors open causes moisture particles to settle on cooler surfaces throughout the house. Instead, they should be ventilated during and after use to avoid mould growth, a common issue caused by excessive condensation.

- There are numerous other sources of moisture which often go unnoticed. Letting the kettle boil over, leaving lids off large water sources such as cooking pans and aquariums, and placing desiccant dehumidifiers in areas where there are draperies or cloth furnishings are common activities that increase moisture content in the home. Avoiding these will make a noticeable difference to the air quality in the home and will prevent mould growth.

## FLUCTUATING TEMPERATURES

- Temperature differences are more pronounced in winter due to the significant disparity between indoor and outdoor temperatures. Suppose a property isn't properly insulated with methods such as double glazing and specially designed internal insulation systems. In these cases, the cold air will enter enclosed properties through hairline cracks and porous materials, clashing with the warm circulating air from heat sources such as internal heating and body heat.

- Internal heating should only be used to maintain a warm, constant temperature within the home. 'If a room is heated to 20 ºC in the day, condensation will form if surface temperature drops to 15 ºC. An initially colder room, say 13 ºC, does not suffer condensation until temperature falls to 8 ºC'*.

## How to Stop Condensation

- Preventing condensation is a good starting point to controlling condensation.
- Below are a few types of preventative measures, which together make a robust deterrent against exposure to condensation:

- As condensation is made up of water particles, reducing water saturation in the air will mean it is less likely for condensation to manifest. There are three ways to go about doing this:

1: Lifestyle changes:

- Using internal heating to dry out furniture and wet clothes can damage internal heating systems and create fluctuating temperatures in the home. It also poses a risk to health. By heating the moisture in wet furnishings and clothes, aspergillus fungal spores can form and enter the respiratory system causing severe damage to the lungs. To avoid these issues, wet items are best dried outdoors or in a dryer with external vents.

- It is better to maintain a cooler temperature constantly rather than a warmer temperature occasionally, as this will create greater disparities in temperature leading to condensation and mould.

2: Air circulation:

- Opening windows: Overall, fresh outdoor air is the gold standard for indoor air quality. Ventilation on a daily basis, ideally three times a day, is a good starting point to ensure a regular air exchange. During these ventilation periods, radiators should be turned down to avoid unnecessary energy wastage.

- Mechanical ventilation such as Extractor Fans and Positive Input Ventilation can help improve air circulation around the home. By keeping the air in constant movement, this prevents the stale moist air from settling. A combination of extraction and positive input create the perfect duo for improving indoor air quality. Together, they produce a 'breathing' effect in your home, sucking out moist saturated air and replacing it with clean filtered air. This will keep humidity down to a point where condensation can't form, creating an inhospitable environment for mould growth.

3: Water extraction:

- Calcium chloride is well known for extracting moisture from the air due to its hygroscopic qualities. Desiccant dehumidifiers are also great at collecting warm moist air and extracting moisture particles, replacing the stale air with cool, drier air to lower condensation.

**Warmer Surfaces**

- Warmer air holds more moisture and only condenses when it comes into contact with a cool surface. Due to this, it is important to keep surfaces warmer. By eliminating the cold surface, it can be stopped from becoming a condensation magnet. Wet walls are one of the most structurally damaging circumstances that can happen to a property, which can have vast financial and health implications if left long enough.

- There are several solutions for this: insulating plaster, insulating tiles, and insulating boards. These will help maintain wall surface levels at a warm enough level to keep condensation and mould at bay.

- Dealing with other forms of dampness affecting the building (e.g. rising damp and penetrating damp) can assist in lowering condensation by improving the thermal properties of the fabric of the building (building materials have a higher thermal resistance when dry than when wet).

- Wiping down surfaces after cooking and bathing also aids in removing excess moisture. Too much dampness in an enclosed area gives mould a chance to grow. Using an anti-

mould joint sealer for bathrooms and humid environments will help create a long-lasting resistance to mould on tiled surfaces, windows, and silicone joints.

## Remedying condensation damage

Mould Kits in a bathroom

- Condensation and mould issues often go unnoticed until it is too late. Black mould is one of the tell-tale signs that the moisture content in the air has gotten out of hand. In these cases, it is important to not just clean the surface mould off, but also eliminate the mould spores which are invisible to the naked eye. These mould spores enable re-growth of the mould organism. A two-fold treatment that both removes mould and protects against further colonisation is advised as a long-term solution against mould infestation.

- Although condensation is most commonly associated with mould growth as it provides mould with the water that it needs to grow, dampness caused by condensation can also lead to other moisture-related problems such as dry rot in timbers. A curative and preventative treatment for rot in wood will be needed in these cases, to both remedy the damage done by the moisture, and protect it from rotting in the future.

- In areas where there is persistent condensation, scrubbing mould and applying chemicals on painted surfaces can lead to fading and decolorization of the treated area. A washable mould-resistant paint or anti-mould paint additive is recommended to keep mould firmly at bay in areas of high moisture saturation. This also maintains the aesthetic appeal of the treated wall. There are numerous specialist treatments available from companies such as Safeguard & Permaguard

- Plaster walls can become damaged by condensation absorbing into and dissolving the binders. It is important to check the moisture levels in a wall using a moisture metre to confirm that it is indeed water damage due to condensation, and not due to other causes such as rising damp.

- If condensation goes for a long enough time without treatment, water oversaturation occurs. Some signs of water saturation in a wall are bulging walls, flaky or bubbling plaster, and crumbling mortar between bricks. In a worst-case scenario, when a wall reaches water absorption level which is beyond repair, this will lead to replacement being the only option. In these cases, replacing with a cement or lime-based plaster is more robust as they do not get damaged so easily by liquid moisture. Cement and lime plasters are also more alkaline which means they do not support mould growth, whereas gypsum is a neutral substrate and can allow mould to grow.

Positive Pressure Ventilation Systems

- If you are experiencing issues with persistent condensation and black mould in your home, then PPV systems are the answer. These units effectively increase the flow of fresh, clean air throughout a property, removing humid stagnant air. As well as getting rid of condensation and reducing the risk of mould, they improve general air quality.

How does positive pressure ventilation work?

- Positive pressure systems work by gently pressurising your property and increasing air circulation throughout. This helps alleviate condensation and improve general air quality. The PPV units introduce fresh air into your property, displacing moist air. By tackling problem condensation in this way, you reduce the risk of damp and mould developing within your home.

**Benefits of positive pressure ventilation**

- Positive pressure ventilation offers several benefits to homeowners:
- Low running cost
- Quiet units
- Beneficial for people with allergies
- Whole house ventilation

- No more:
- Peeling wallpaper & damaged paint
- Black mould growth
- Musty smells
- Stagnant air

**Positive Pressure Systems for Houses & Flats/Apartments**

Positive Pressure Loft System

- For houses with lofts, you can make use of a positive pressure loft system. Fresh air is drawn from outside and delivered throughout your home from a concealed location in your loft or roof space. These PPV loft units have various running speeds that you can easily select. Depending on the number of rooms you have, the positive pressure loft unit will automatically adjust the flow rate accordingly.

- Heat Recovery Unit Positive Pressure System For Lofts With Heater - tackles mould and condensation in properties with lofts. It contains a heater unit to heat incoming air as well as filters that remove unwanted pollutants from outside.

Positive Pressure Systems for Flats

- If you have an apartment or flat that has issues with condensation but no loft space, then we stock this PPV wall Unit. These can be installed on the wall, ideally a hallway or landing of your flat or apartment. Fresh filtered air is drawn into your flat and moist stagnant air is forced out of your property.

- Heat Recovery Positive Pressure System For Flats - these wall-mounted units tackle mould and condensation in properties without lofts. With an in-built heater, various running speeds, and automatic flow rate.

Installing Positive Pressure ventilation units

- These PPV units should be installed by a qualified electrician, following manufacturer's instructions. They are easy to install and designed with flexibility in mind.
- Inspection of the roof timber supporting structures revealed physical evidence of roof spread to main roof, this is visible externally and internally, further key indicators were detected internally with regards to separation of the ceiling board joints and minor cracking at ceiling junctions to the loft bedroom and areas throughout.
- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.

**Timber Defects**

- Inspection of the roof timber supporting structures revealed physical evidence of roof spread to main roof, this is visible externally and internally, further key indicators were detected internally with regards to separation of the ceiling board joints and minor cracking at ceiling junctions to the loft bedroom and areas throughout.
- Recommend structural strengthening by way of timber web support propping and strapping of timber supporting roof structures, this to prevent any further spread and or sag occurring.

**Further Guidance Notes**

- A roofing contractor should be asked to inspect the main and secondary roof areas, commenting in particular on the works required.
- A building contractor should be asked to inspect the property and comment on any works required.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting in particular in regard to any works required to remedy rising/penetrating dampness.
- A Gas Safe approved engineer should be asked to inspect the gas installations within the property to check for compliance.
- An inspection and test by a NICEIC approved electrical engineer is recommended.

**Algorithm Guidance Budget: £458**

**GENERAL MAINTENANCE TIPS.**

**Outside the property**

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

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

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

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

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

- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (damp-proof 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 joinery and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

**Inside the property**

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

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

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

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

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

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

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

**Services**

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

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

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

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

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

- Grounds Garages and outbuildings: Follow the maintenance advice given for the main building. Japanese knotweed or other non-native species: seek advice from an ‘appropriately qualified person or company’ such as an accredited member of an industry recognized trade association.

- **To conclude**, the property doesn't show signs of major structural movement to the walls, but shows signs of movement to the roof, which will affect the walls if left. The roof shows signs of roof spread, however if strengthened sooner rather than later should be relatively inexpensive. The cracking to the internal surfaces and a general modernisation throughout is all that is required of the internal areas (kitchen, bathroom, heating system, windows, doors etc. The algorithm budget considers essential repair and not modernisation or aesthetic improvements.

- The external walls should have a cavity wall ties inspection unless documentation has been provided to your solicitor indicating they already have been or have been changed. There are no signs such as external horizontal cracking to suggest issues with the ties, but based on age it is recommended. The external render is in poor condition and will likely start to fail within the next 5-7 years based on current condition and age.

- Overall, the property is in average condition but considered fit for purpose providing the repairs outlined within the repairs index are carried out.

**Environmental Matters**

**Radon**

- **The property is in Radon Risk Area of 5-10%.**

**What is Radon**

- Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of the small amounts of uranium that naturally occur in all rocks and soils. Radon is created when natural radioactive uranium slowly decays in the ground under our homes and seeps to a surface. Because of the way we heat and ventilate our homes, some radon can transmit indoors through the floor. This can be especially an issue within basements where natural ventilation is hard to achieve.

- Radioactive elements decay and emit radiation. Any exposure to this type of radiation is a risk to everyone's health. Radiation is a form of energy and can cause damage in living tissue increasing the risk of cancer.

- Radon is found everywhere, formed from uranium in all rocks and soils. Outdoors everywhere, and indoors in many areas of the UK radon levels are low and the risk to health is small. The darker the colour on the radon maps (see the link below) the greater

the chance of a high radon levels within the building. However, not all buildings, even in the darkest areas, have high levels of radon gas.

- The amount of radon is measured in becquerels per cubic metre of air (Bq m-3). The average level in UK homes is 20 Bq m-3. For levels below 100 Bq m-3, your individual risk remains relatively low and not a cause for concern. However, the risk increases as the radon level increases.

- Radioactivity is where unstable elements, such as naturally occurring uranium, thorium, and radon, break down; energy is released, and different elements formed. The new elements may also be unstable, so the process is repeated until a stable element is formed. The energy given off is called radiation and can be alpha or beta particles or gamma rays. Alpha particles are more harmful than beta particles or gamma rays. This is because alpha particles contain more energy and are absorbed over a smaller area.

- We are all exposed to radiation from natural and man-made sources. Just 20 Bq m-3 (the average radon level in UK homes) gives us half our exposure to radiation from all sources. Higher radon levels give higher exposures: that is why it is important to find out the levels in your home and in your school or workplace.

- Radon is harmful to us as the radioactive elements formed by the decay of radon can be inhaled and enter our lungs. Inside the lungs, these elements continue to decay and emit radiation, most importantly alpha particles. These are absorbed by the nearby lung tissues and cause localised damage. This damage can lead to lung cancer. Studies in many countries, particularly the United States have shown that increased exposure to radon increases your risk of lung cancer.

- To test for Radon, this can be done through the link below:

- A radon measurement is easy to complete, make sure you use a validated laboratory. UKHSA (UK Health Security Agency) runs the validation scheme for laboratories and is a validated laboratory too, if you choose to test with Radon UK Council, they will post you two detectors to place in your home: one in the living area and one in an occupied bedroom. After three months you post the detectors back in the pre-paid envelope which is provided. They then analyse the detectors and post the results to you: the cost is £52.80 inc. VAT.

- Depending on the results there are many ways in which to reduce the levels, all of which can be found on the link below.

- www.ukradon.org.ukk

**FLOOD RISK.**

- **Low risk to this property.**

**The Flood Risk Assessment tools shows your risk of flooding from:**

- Rivers
- The sea
- Surface water and small watercourses
- Reservoirs

- The map also provides additional information about your area, such as:

- The location of flood defences
- The areas benefitting from flood defences.
- Shoreline management plans

- The map has no official status for planning purposes but is a useful tool to advise you to use the information contained within the Flood Map for Planning / Development Advice Map for development planning matters.

- You can also see all the areas covered for free flood warnings and alerts.

**Coal Mining Guidance.**

- Is the property affected by coal mining?

- You can check if a property is in a former coal mining area and order a mining report if it is or suspected to be.
- Property near to past mining activities may be at risk of being on unstable ground (sometimes called ‘subsidence’). Whilst there is no evidence of this, this option is available.

- A coal mining report gives information on:

- Mine entries within 20 metres of a property's boundaries
- Gas emissions from coal mines
- Other coal mining hazards reported in the area.
- Plans for future coal mining in the area

- A solicitor or conveyancer will usually do a coal mining search if you're buying land or property in an affected area.

**Matters for your Solicitor.**

- **PLANNING** -You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with planning matters.

- **BUILDING REGULATIONS**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with Building Regulation Matters.

- **ROADS**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with The Road.

- **RIGHTS OF WAY**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with The Rights of Way

**Conclusions**

- To conclude, the property doesn't show signs of major structural movement to the walls, but shows signs of movement to the roof, which will affect the walls if left.
- The roof shows signs of roof spread, however if strengthened sooner rather than later should be relatively inexpensive.
- The cracking to the internal surfaces and a general modernisation throughout is all that is required of the internal areas (kitchen, bathroom, heating system, windows, doors etc.
- The algorithm budget takes into account essential repair and not modernisation or aesthetic improvements.

- The external walls should have a cavity wall ties inspection unless documentation has been provided to your solicitor indicating they already have been or have been changed.
- There are no signs such as external horizontal cracking to suggest issues with the ties, but based on age it is recommended.
- The external render is in poor condition and will likely start to fail within the next 5-7 years based on current condition and age.
- Overall, the property is in average condition but considered fit for purpose providing the repairs outlined within the repairs index are carried out.

**Potential for Insurance recovery.**

- Any faults noted and detailed within the body of the report may be viewed in a negative manner by your home insurance provider and could potentially prejudice any claim or future claim made, resulting in your claim being rejected, if the proximate cause of any loss can/could be associated to poor workmanship/materials or gradual process loss (wear & tare)

**Buildings Policy Cover Recommendation**

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)

## Follow the link below for help with Buildings Insurance

**https://www.moneysupermarket.com/home-insurance/guide/**

## Health and Safety

Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed, or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls, and panels.
- Insulation under the roof, on beams and stanchions.
- Boards and panels, and any insulation between these.
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters.
- Decorative coatings on walls or ceilings.
- Insulation around windows.
- Water cistern.
- Flues, wastewater pipes.
- Plastic/Vinyl floor tiles.
- Bitumen
- 
- Textured Coatings

**If instructed, we will take a representative sample of a potential Asbestos Containing Material for Analysis**

## The Part Wall Act 1996 Guidance.

## What is a party wall?

- A party wall is a wall that sits directly on the boundary of land between two (and sometimes more) different owners. Good examples include the walls that separate terraced or semi-detached houses — or walls that make up the boundary between two gardens (party fence walls).

## The Party Wall Act

- The Party Wall Act 1996 applies to houses in England and Wales and was devised to prevent building work that could compromise the structural integrity of any shared wall (party wall) or adjoining properties. The Party Wall Act can be used to stop disputes between neighbours and to help resolve them if they should arise.

- The Party Wall Act 1996 does not apply to Scotland and Northern Ireland where common law is used to settle party wall issues.

## Do I need a party wall agreement?

- A party wall agreement is needed if you plan on carrying out any building work near or on a party wall. You must tell your neighbours, provide them with a Party Wall Notice and come up with a Party Wall Agreement in writing. If you use a builder or an architect then they should be able to advise you on this, although they will not serve the notice for you.

- The following works require you to obtain a Party Wall Agreement:

- Any work to shared walls (party walls) between semi-detached and terraced houses.
- Work involving shared ‘party structures’, such as floors between flats.
- Work to garden boundary walls.
- Excavation works – or underpinning – to, or close by (within 3-6m), the party wall.
- Loft conversions that mean cutting into a party wall.
- Inserting a damp proof course into a party wall.
- Making party walls thicker or higher.
- Building a second-storey extension above a shared wall.
- Building a new wall up to or off the party wall.

- Which jobs do not require a party wall agreement?
- Not all work to party walls requires a party wall agreement. These include minor works such as drilling into the wall internally to fit kitchen units or shelving. Having the wall plastered or adding or replacing electrical wiring or sockets will not require an agreement either.

## What is a party wall notice?

- A Party Wall Notice must be given to your neighbors to provide them with notice of the works you intend to carry out to the party wall in question, between two months and a year in advance of the work starting.

- Planning permission is not required to serve a party wall notice and, because you will have up to a year to start work once the notice has been served, it is a good idea to do this as soon as possible in order to avoid delays. You should speak to your neighbours in person first before serving written notice in order to reassure them that you are taking the proper route and precautions. This should help you avoid disputes or misunderstandings and enable a swift agreement to be written up.

- You could also give your neighbor details of the Party Wall Act to help them understand the process — point them in the direction of the Party Wall information section on the Government's website.

- In order to formally serve notice, you should write to your affected neighbor(s), including your contact information, comprehensive details of the work that you have planned, the date that work will start, as well as any access requirements over their property (perhaps to get materials or equipment onto site). In the case of adjoining leasehold properties, you must serve notice to the building's owners as well as to the tenant(s) living there.

- A handy guide, along with Party Wall Notice templates can be found on the Government's website. It is wise to enclose a reply letter and envelope for the neighbors to sign and return — which, if you have spoken to them before sending, should not come as a surprise.

- What happens once my neighbor receives my Party Wall Notice?
- They have several options:

## Give consent in writing.

- Refuse consent — starting the 'dispute resolution process'.
- Issue a counter notice, requesting that additional works be carried out at the same time (something they will be required to pay for if they will be benefiting from the work, such as repairs to the shared wall).

- You must wait for a response — your neighbor should let you know, in writing, within 14 days if they consent. The best-case scenario is that they agree to all the works, in writing, meaning you will not require a party wall agreement, which saves on fees.

- A counter notice must be issued within a month of your notice. If your neighbors don't respond within the above timescales, then the dispute resolution process begins.

**What happens if I don't serve a Party Wall Notice?**

- Whilst failing to get a Party Wall Agreement is not actually a legal offence, not only will you be breaching a 'statutory duty' but you also risk having to pay for damage that wasn't your fault. Your neighbor could claim their property has been damaged by your work and with no details or proof of the previous state of the property (which a party wall notice would have given you) there is not much you can do.

- The courts tend to take a poor view of failure to serve a party wall notice and you may be ordered to pay for repairs which, in reality, may not be your responsibility. In addition, your neighbours could take civil action against you and have an injunction issued to prevent any further work until a party wall agreement is arranged. This will delay the project and could increase costs.

**CDM - Health & Safety - Contractor Obligations.**

**Construction (Design and Management) Regulations 2015**

- The Construction (Design and Management) Regulations 2015, also known as CDM Regulations or CDM 2015, which came into force on 6 April 2015, are regulations governing the way construction projects of all sizes and types are planned in the UK. Replacing Construction (Design and Management) Regulations 2007, CDM 2015 is the latest update to the regulations that aim to improve the overall health, safety, and welfare of those working in construction. These regulations offer a very broad definition of what construction works are- everyone involved in a construction project, including home maintenance and improvement works, has responsibility for health and safety.

**What is a Contractor?**

- A contractor is anyone who directly employs or engages construction workers or manages construction work. Contractors include sub-contractors, any individual self-employed worker or business that carries out, manages, or controls construction work.  They must have the

skills, knowledge, experience and, where relevant, the organisational capability to carry out the work safely and without risk to health.

- Contractors and the workers under their control are most at risk of injury and ill health from construction work. Contractors therefore have an important role in planning, managing, and monitoring their work to ensure any risks are controlled.

**Contractors on all projects must:**

- Make sure the client is aware of the client duties under CDM 2015 before any work starts.
- Plan, manage and monitor all work carried out by themselves and their workers, taking into account the risks to anyone who might be affected by it (including members of the public) and the measures needed to protect them.
- Check that all workers they employ or appoint have the skills, knowledge, training and experience to carry out the work, or are in the process of obtaining them.
- Make sure that all workers under their control have a suitable, site-specific induction, unless this has already been provided by the principal contractor.
- Provide appropriate supervision, information and instructions to workers under their control
- Ensure they do not start work on site unless reasonable steps have been taken to prevent unauthorized access.
- Ensure suitable welfare facilities are provided from the start for workers under their control, and maintain them throughout the work.

- Where a contractor is the only contractor working on a project, they must ensure a construction phase plan (PDF) is drawn up before setting up the site. When working as the only contractor for a domestic client, the contractor takes on the client duties, as well as their own as contractor. However, this should involve them doing no more than they will normally do to comply with health and safety law.

- Where a domestic project involves more than one contractor, the principal contractor normally takes on the client duties and the contractor will work to the principal contractor as 'client'. If the domestic client does not appoint a principal contractor, the role of the principal contractor must be carried out by the contractor as principal contractor and the client duties must be carried out by the contractor in control of the construction phase and the client duties must be carried out by the contractor as principal contractor. Alternatively, the domestic client can ask the principal designer to take on the client duties (although this must be confirmed in a written agreement), and the contractor must work to them as 'client' under CDM 2015.

- CDM 2015 makes a distinction between domestic clients and commercial clients, who commission construction work as part of their business.

- A domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business. While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to:

- The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.
- The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

- If a domestic client has appointed an architect (or other designer) on a project involving more than one contractor, they can ask them to manage the project and take on the client duties instead of the principal contractor. The designer then takes on the responsibilities of principal designer and must have a written agreement with the domestic client, confirming they have agreed (as principal designer) to take on the client duties as well as their own responsibilities.

- Any designer in charge of coordinating and managing a project is assumed to be the principal designer. However, if they do not have a written agreement with the domestic client to confirm they are taking on the client duties, those duties automatically pass to the principal contractor.

**Limitations to Survey/Terms & Conditions**

These Terms and Conditions govern the provision of building survey reports supplied by MyHICH Ltd/ HICH Ltd to the client. By engaging our services, the Client fully accepts these Terms and Conditions.

## Scope of Services

The Company prepares building survey reports utilising information provided by the Client. Such Reports may contain data relating to building conditions, valuations, and potential risks or issues. The Company endeavours to ensure the accuracy of the Reports; however, the reliability of such data is dependent upon the quality and completeness of information supplied by the Client.

## Client Responsibilities

It is the responsibility of the Client to furnish accurate, comprehensive, and timely information necessary for the preparation of the Reports. The Client acknowledges that failure to do so may adversely impact the quality and accuracy of the Reports. Furthermore, the Client is expected to verify any information or conclusions presented in the Reports prior to making decisions that rely upon them.

## Limitations of Liability

The Company shall not be liable for any loss, damage, or expense arising from reliance on the Reports, including, but not limited to, any information contained therein.

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers.

If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly and make recommendations for further investigations or testing by specialists.

This was a non-intrusive inspection and limited to commenting upon the extent of damage noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level.

It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The Company assumes that the property is not subject to unusual or exceptionally onerous restrictions or covenants affecting its structure or reasonable enjoyment. It is further assumed that all relevant bylaws, building regulations, and required consents have been obtained.

The Company will not undertake verification of such consents; the Client and their legal representatives are advised to make all necessary enquiries. Drawings or specifications will not be inspected by the Company.

Additionally, it is presumed the property is unaffected by matters that would be revealed through a local search (or equivalent), replies to standard enquiries, or statutory notices, and that neither the property nor its condition, usage, or intended usage is or will be unlawful.

The Client agrees to remit payment for the agreed fee associated with the Report, along with any expressly agreed disbursements.

**Survey Reports**

All building survey reports issued by MyHICH Ltd/HICH Ltd are valid for a period of three (3) months from the date of issuance.

After this period, the findings and recommendations contained within the report may no longer be deemed reliable or applicable due to potential changes in building condition, regulations, or other relevant factors.

Clients are encouraged to seek a new survey if more than three months have elapsed since the report's issuance.

The Report is intended solely for the use of the named Client and remains confidential to the Client and their professional advisors. Any reliance by third parties is entirely at their own risk.

The Report is not to be shared or reproduced, in whole or in part, with any third party without prior written consent from the Company.

**Note:**

A building survey report does not automatically include advice concerning valuation or reinstatement cost assessment/replacement for insurance purposes. Should such opinions or assessments be required, arrangements must be agreed upon with the company in advance.

## Caution in Open-Source Data Application

While integrating open-source data into our survey reports provides valuable insights and enhances our analyses, it is vital to approach such data with caution. Open-source datasets can be incomplete, outdated, or may exhibit biases that could skew interpretations and results.
Users should be aware of the context in which the data was collected and exercise careful judgment in assessing the relevance and reliability of the sources utilized.

## Verification and Validation of Sources

The credibility of open-source data can vary significantly based on its origin and methodology. Before incorporating such data into our reports, it is imperative to conduct thorough validation of the sources to ensure accuracy.
We recommend that users cross-reference with other reliable datasets or literature to substantiate findings derived from open-source material, thereby enhancing the overall integrity of our survey results.

## Transparent Limitations in Reporting

It is important to explicitly state the limitations posed by the use of open-source data within our reports. Readers should be informed that while the data can inform trends and patterns, it may not fully capture the complexity of the investigated topic.
We will include specific disclaimers addressing potential limitations and the context of the data used, fostering an understanding that our conclusions are grounded in the quality and nature of the available information.

## Ethical Considerations and Compliance

Adhering to ethical standards when using open-source data is paramount.

When incorporating open source data into building survey reports, adhering to ethical standards is paramount to ensure accuracy, transparency, and respect for privacy. It is essential to verify the credibility and reliability of the open source data used, acknowledging the original sources and adhering to any associated licensing agreements.
Additionally, sensitivity to privacy issues is critical; data should be anonymized where necessary to protect individual identities. Engaging with stakeholders and communities affected by the data is also vital for maintaining trust and responsibility. By prioritizing ethical guidelines, we not only uphold the integrity of our reports but also contribute to a more respectful and informed use of publicly available information.

Maintaining ethical standards when using open source data in building survey reports is essential to foster trust and uphold integrity in our work. Firstly, it is crucial to ensure that the data is sourced from reputable platforms to guarantee its accuracy and validity. Proper attribution must be given to original creators, respecting copyright and licensing terms associated with the data.

Additionally, ethical considerations include the responsible use of data, particularly concerning sensitive information that could compromise individual privacy. To enhance transparency, survey reports should clearly disclose the types of data used and their sources. By adhering to these ethical principles, we not only enhance the quality of our reports but also support the collective effort to promote ethical data practices within the broader community.