

BUILDING SURVEY

RELATING TO THE PREMISES

KNOWN AS

...

FOR

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DATED

...

ALBRIGHT SURVEYORS LIMITED

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1.0 CLIENT

1.01 NAME AND ADDRESS

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2.0 PROPERTY TO BE INSPECTED

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The property comprises a semi-detached two storey three bedroom Victorian cottage.

The accommodation to the premises is arranged as follows:

Ground Floor

Entrance Hallway

Reception Room

Kitchen/Breakfast Room

Detached Double Garage

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

3.0 The property was inspected on Friday 9th October 2015.

4.0 WEATHER

Sky – clear

Rain – none

Wind – none

Temperature - approximately 12 degrees centigrade

5.0 BACKGROUND

This survey and report was commissioned as a result of the proposed purchase of the property identified at Para 2.0 above.

The property has been inspected without the examination of any detailed plans or drawings or other documents relating to the property. This report therefore reflects the results of our inspection only.

6.0 INSTRUCTIONS

The instructions were received from ... to undertake a survey for ... proposed purchase of the above property.

The instructions were understood to be:

- (a) To carry out a comprehensive survey of the condition of the property identified at para 2.0 above and to report on the existing structural condition and state of repair.
- (b) To perform a limited inspection of the services in order to identify any circumstances which require investigation.
- (c) We are unable to expose elements of construction, to lift any floor boards or to move heavy obstructions. Certain comments have therefore been made based upon the condition of the remainder of the building.
- (d) This report is for the sole use of the client and the client's professional advisors. It may not be used or relied upon by any other party without our express written consent. Copyright remains vested in the author and this report may not be copied in whole or in part without the express written authorisation of the author.

BUILDING CONDITION AND STATE OF REPAIR

7.0 EXTERNALLY

7.01 CHIMNEY STACKS AND FLASHINGS (As observed from the ground, unless access to the roof was available)

There is a chimney located to the ridge of the front pitched roof at the party wall with No 110. This is brick in construction and extends to a height of approximately three metres above the ridge. From a ground level inspection, the chimney appears to be structurally sound. This chimney is finished in render. There is some unevenness to the render, however, it is generally in good condition.

There are mortar flaunchings to the top of this chimney. These are in good condition.

There is a clay chimney pot and a half-rounded terracotta chimney cap set atop this chimney to the side of the subject property. These are both in good condition.

There are lead flashings at the base of this chimney where it meets the front and rear roof slopes of the front pitched roof. Flashings are chased into the render and are in good condition and appear to have been upgraded in recent years.

There is a chimney located to the ridge of the rear pitched roof and the party wall with No 110. This is brick in construction and rendered and extends to a height of approximately one metre above the ridge. From a ground level inspection, this chimney appears to be structurally sound. Multiple cracks were identified to render and we would recommend these be cut out and made good during the next programme of routine maintenance. This is an item which may be shared with the neighbouring property, No 110.

There are mortar flaunchings to the top of this chimney. Cracks were identified to the flaunchings and we would recommend these be cut out and made good.

There is a metal cowl and a terracotta chimney pot set atop this chimney to the side of the subject property. These are both in good condition.

There are lead flashings formed where this chimney meets the rear pitched roof. These are in good condition.

7.02 **ROOFS EXAMINED FROM EXTERIOR (Roofs slopes or flat areas which cannot be seen have been specifically excluded, although attention has been drawn to their presence)**

There are two pitched roofs to the subject property. These run parallel to each other with ridges running from left to right. From a ground level inspection both roofs appear to be structurally sound.

The main roof slopes are finished in natural slates. The roof coverings where visible are uneven with a small number of chipped slates identified. There is evidence of some upgrading to the roof coverings and where visible, this work has been carried out to a satisfactory standard, however, chipped slates should be replaced.

There are angled terracotta ridge tiles to both roofs. These are in reasonable condition. Bedding mortar to the ridge tiles appears to have been upgraded in recent years and this work has been carried out to a good standard.

There is a mono-pitched roof over the rear porch. From a ground level inspection this appears to be structurally sound. This roof is finished in manmade concrete tiles. A small number of chipped and cracked tiles were identified and we would recommend these be replaced.

There are mortar flashings formed where this roof meets the rear of the building. Flashings are in good condition, however, we would prefer to see leadwork in this place. There is bedding mortar to the gable ends of this roof. This is in good condition.

7.03 **ROOF SPACES (Internal roof voids have only been inspected where there are access hatches which are reasonably accessible).**

The roof space above the front roof is believed to be accessed via a hatch in the smaller front left hand side bedroom ceiling. On the date of survey there was a large triple wardrobe placed across this hatch and we were unable to access it.

The rear roof space is accessed via a hatch in the bathroom ceiling. The roof space has been filled with insulation and we were unable to break through this to inspect timberwork above.

Under the circumstances we would recommend that a timber expert be instructed to inspect both roof spaces for woodworm and decay.

7.04 PARAPET, PARAPET GUTTERS AND VALLEY GUTTERS

There is a valley gutter formed between the two sections of pitched roof. This is lined with mineral felt and where visible appears to be in good condition. There is evidence this valley gutter has been upgraded during recent renovations and this work has been carried out to a satisfactory standard. However, it should be noted that we were unable to inspect the full length of the valley.

The valley gutter discharges rainwater into an open upvc hopperhead and rounded upvc downpipe located to the left hand flank wall of the building. We would prefer to see a lead scupper between the valley and hopperhead.

7.05 GUTTERS, DOWNPIPES AND GULLIES

There is a half-rounded upvc gutter located to the eaves of the front roof slope of the main building. This discharges rainwater via a rounded upvc downpipe located to the front left hand corner of the building. The gutter and downpipe are in good condition.

There is a rounded upvc soil stack located to the left hand flank wall. This takes waste from the first floor bathroom into the land drain. The soil stack and associated pipework are generally in good condition, however, the wastepipe from the bath is poorly inclined where it meets the soil stack and we would recommend adjustments be made to the pipework to prevent blockages.

There is a half-rounded upvc gutter located to the eaves of the rear roof slope of the main building. This discharges rainwater via a rounded upvc downpipe located to the rear of the building at the party wall with No 110. The joint to the gutter is dripping and we would recommend the seal be cut out and made good. The downpipe would benefit from better bracing at low level.

Greywater from the kitchen is discharged via a rounded upvc wastepipe located to the rear of the kitchen. This would benefit from better bracing to the wall.

It should be noted that there is no eaves gutter to the small mono-pitched roof over the rear porch and we would recommend one be installed.

7.06 MAIN WALLS (Inspected from ground level)

Main walls are of solid brick and stone construction and are generally felt to be structurally sound.

Facing brickwork to the front of the building at ground floor level is generally in good condition given the age of construction. There is evidence that brickwork has been re-pointed in recent years and this work has been carried out to a good standard.

The front of the building is finished in pebbledash at first floor level. There is evidence of repairs to cracks to the pebbledash and this work has been carried out to a reasonable standard.

The left hand flank wall to the building is of limestone construction at ground floor level. Stonework is in good condition, however, it would benefit from re-pointing in places.

There is a stepped crack beneath the breakfast room window and we would recommend this be cut out and made good.

The left hand flank wall is finished in pebbledash at first floor level. The pebbledash is in good condition.

The main wall to the rear of the building is generally felt to be structurally sound. Stonework and brickwork is generally in reasonable condition. However, minor cracks were identified in places and some re-pointing would be beneficial.

A stepped crack was identified to the brick corbel above the rear breakfast room window and this should be cut out and made good.

Walls to the rear porch are of single skin brick and stonework construction. These walls are structurally sound, however, minor cracks were identified in places and mortar pointing is weathered. Some re-pointing would be beneficial. Shiplap cladding to the sides of the porch is in good condition.

7.07 DAMP PROOF COURSE

The original damp proof course could not be identified.

There is a lead skirt at low level to the front of the building. Leadwork is loose in places and would benefit from re-bedding.

There is evidence of a chemically injected damp proof course to the side and rear of the property. We would recommend the purchaser obtain a copy of any guarantee in relation to this work.

7.08 EXTERIOR DECORATION AND PAINTWORK (The general condition only has been noted)

External joinery to the property mainly comprises single glazed timber casement windows. Windows are generally in good decorative condition.

The three windows to the front of the subject property at ground floor level are discoloured and would benefit from cleaning. Timber subcills show signs of historic decay and would benefit from some making good prior to redecoration. It was noted that the windows have partly been painted closed and would recommend they be released.

There are two single glazed timber casement windows to the front of the property at first floor level. These are in good decorative condition.

The front of the building is finished in pebbledash at first floor level. This is in good decorative condition.

There is a timber soffit and fascia located to the eaves of the front roof slope of the building. Timberwork is in good decorative condition.

There is a single glazed timber door and surround to the left hand side of the property. Timberwork is in good decorative condition. The rendered surround is also in good decorative condition.

There is a single glazed metal Crittal window to the side of the breakfast room. This is in good decorative condition. There is evidence of historic decay to the timber subcill and we would recommend this be made good during the next programme of routine redecoration. There is a hairline crack to the rendered surround to this window and render is generally uneven, however, this is not felt to be significant.

There is a single glazed timber casement window to the side of the first floor bathroom. This is in good decorative condition.

The left hand flank wall to the building is finished in pebbledash at first floor level. This is in good decorative condition.

There is a single glazed metal Crittal window to the rear of the breakfast room. This is in good decorative condition. There is a timber soffit and fascia above this window. Timberwork is in good decorative condition.

There is a part-glazed timber door and glazed surround to the rear of the rear porch. Paintwork is poorly finished at low level to the door with decay identified to the surround. Decayed timber should be cut out and made good prior to redecoration.

Timber cladding to the enclosed porch is in good decorative condition. There is a single glazed timber casement window to the rear bedroom. This is in good decorative condition.

There is a timber soffit and fascia located to the eaves of the rear roof slope of the main building. Timberwork is in good decorative condition.

7.09 EXTERNAL JOINERY INCLUDING WINDOWS AND DOOR FRAMES

External joinery to the property comprises single glazed timber casement windows and single glazed metal Crittal windows. Windows were opened and closed where possible.

The three windows to the front of the property at ground floor level were difficult to open and as previously advised, we would recommend paintwork be cut away from around the frames.

The windows to the larger front right hand side bedroom are in good working order, however, only one of the windows opens.

The window to the smaller front left hand side bedroom is in good working order, however, again only one of the windows opens. A pane of glass is broken and we would recommend this be replaced.

The side door to the subject property is rubbing against the insulation strip and this should be adjusted.

The metal Crittall window to the side of the breakfast room is in good working order. The smaller window to the rear of the breakfast room is also in good working order.

The single glazed timber casement window to the rear porch has been painted closed and we would recommend this be released.

The rear door to the property is in good working order.

The fanlight to the kitchen window failed to open and should be cut free of paint.

The fanlight to the bathroom window is in good working order.

The rear bedroom window would benefit from ease and adjustment.

There is secondary glazing installed to windows to the subject property. This was tested and generally found to be in good working order.

8.0 THE SITE

(Although the Surveyor inspects for evidence of invasive plants, such as Japanese knotweed, we are unable to guarantee that none is present. We would therefore recommend that an experienced gardening contractor is instructed prior to exchange of contracts to survey the site and provide recommendations. Shrubs and trees close to the property, to include in neighbouring properties, may cause damage in the future.)

The site is broadly rectangular in shape.

The garden to the subject property extends around the left hand side and rear and is mainly finished in flagstones. These have been laid to a good standard, however, there is no visible drainage to the paved areas and we would recommend this be monitored during a period of heavy rainfall. There may be a requirement to install linear drainage.

Beds of flowers and shrubbery around the paved areas are generally well maintained.

The front boundary to the site comprises a low-level stone wall. This would benefit from re-pointing.

The left hand and rear boundaries to the site comprise timber picket fencing. These boundaries are in good condition.

There is a detached garage to the rear of the site. This is brick in construction and is generally felt to be structurally sound. Facing brickwork and mortar pointing are generally in good condition.

The pitched roof to the garage is finished in manmade terracotta tiles. There is some unevenness to the tile covering, however, it is generally in reasonable condition. Angled terracotta ridge tiles are also in reasonable condition.

On the date of inspection, the garage was locked and the key fob failed to function. We were therefore unable to fully inspect the garage internally, however, from a limited inspection through the windows, it appears to be in reasonable condition.

Single glazed timber casement windows to the side of the garage would benefit from redecoration.

It should be noted that the garage is accessed via a private road and we would recommend the purchaser seek confirmation as to access rights and maintenance responsibilities for this road. It should also be noted that there is a gravel drive passing between the back garden of the subject property and the detached garage providing access to the rear of No 110. Again, the purchaser should seek confirmation of access rights.

9.0 INTERNALLY

9.01 CEILINGS, WALLS AND PARTITIONS (These have been inspected from floor level but furniture and wall hangings have not been moved. We are unable to comment on the condition of walls and ceilings, particularly plasterwork, concealed by furniture, wall hangings and decorative finishes. It should be noted that when finishes removed this may cause damage to the plasterwork beneath.)

CEILINGS

Ceilings to the subject property comprise a variety of original lath and plaster and plasterboard which has been plaster skimmed and decorated. Ceilings are generally in satisfactory condition.

The ceiling to the entrance hallway comprises exposed timber beams with plasterboard infills. This ceiling is generally in good condition. There is evidence of woodworm to the beams in places and we would recommend this be treated by a reputable timber expert.

The ceiling to the reception room comprises exposed timber beams with plasterwork infills. There is some unevenness to the plasterwork and this would benefit from re-skimming and making good. Exposed timberwork is generally in good condition, however, woodworm was identified and this should be brought to the attention of a timber expert.

The ceiling to the kitchen/breakfast room appears to have been re-skimmed during recent renovations. There is a hairline crack across this ceiling between the two sections of room and whilst not significant, this should be cut out and made good prior to redecoration.

The ceiling to the rear porch is of plasterboard construction. There is a hairline crack to the right hand side of this ceiling and we would recommend this be cut out and made good prior to redecoration.

The ceiling to the first floor landing comprises exposed timber beams with plaster infills. This ceiling is generally in good condition.

The ceiling to the larger front right hand side bedroom comprises exposed timber beams with lath and plaster infills. There is some unevenness to the plaster finish and we would recommend it be re-skimmed in places. Timber beams are generally in good condition. Woodworm was identified in places together with multiple nail holes. Beams are sagging, however, this relates to historic settlement and they are felt to be structurally sound.

The ceiling to the smaller front left hand side bedroom features exposed beams with lath and plaster infills. There is some unevenness to the plaster finish in places and some making good would be beneficial. Exposed beams feature a range of minor defects including nail holes but are generally in good condition.

The ceiling to the rear bedroom appears to have been re-skimmed during recent renovations and this work has been carried out to a good standard.

The sloping ceiling to the front of the rear bedroom is uneven with some discolouration identified. The area was tested with a damp meter and we can confirm that no high damp meter readings were recorded. We believe this relates to an historic leak from the valley gutter above. Uneven plasterwork in the vicinity should, however, be made good.

The ceiling to the bathroom is of lath and plaster construction but has been re-skimmed during recent renovations and is in good condition.

WALLS

Internal walls are a variety of solid masonry and stud construction. Stud walls comprise a timber stud frame which has been finished in either plasterboard or lath and plaster. Internal walls are generally felt to be structurally sound.

Walls to the entrance hallway are generally in good condition. There is some unevenness to the plaster finish in places with some blown plaster to the right hand side of the front door. These are not significant defects but should be cut out and made good prior to redecoration.

Walls to the reception room are generally in good condition. There is some unevenness to the plaster finish to the front wall in the reception room and we would recommend this wall be re-skimmed. The rear wall to the reception room has been dry lined internally and this work has been carried out to a good standard.

Walls to the kitchen feature exposed stonework, some tiling and some plasterwork. Walls are generally in good condition. There is a hairline crack above the kitchen window and this should be cut out and made good prior to redecoration.

Walls to the breakfast room area appear to have been re-skimmed during recent renovations and this work has been carried out to a good standard.

There is some unevenness to the plaster finish to the stairwell, however, this is not felt to be significant.

There is an impact hole on the first floor landing caused by the latch on the bathroom door. We would recommend this be patch repaired and a door stop be installed.

Walls to the larger front right hand side bedroom are generally in good condition. The front wall to this room is uneven in its finish with sections of blown plaster identified. Consideration should be given to re-skimming this wall.

Walls to the smaller front left hand side bedroom are generally in good condition. The plaster finish to the front wall in this room is uneven and hairline cracks were identified to the left hand wall. Consideration should be given to re-skimming these walls.

Walls to the rear bedroom are generally in good condition. There are sections of blown plaster to the front wall in this room, however, these are not felt to be significant. There is some unevenness to the plaster finish to the rear wall in this room, however, this is not felt to be significant.

Walls to the bathroom are partly tiled. Tiling is in good condition. Plasterwork to the remainder of the walls is in good condition. There are stud walls between the bathroom and rear bedroom. These have generally been constructed to a good standard.

9.02 **FLOORS (The surface of all floors not covered with fixed coverings has been inspected as far as practicable. Fixed floor boards have not been lifted. NB,**

fixed coverings have not been lifted, unless specifically requested, but the Surveyor has, where possible, lifted accessible corners sufficiently to identify the nature of the finish beneath)

Floors at ground floor level are of solid concrete construction. There is some unevenness to the floors, however, this relates to historic settlement and the floors are felt to be structurally sound.

The floors to the entrance hallway and front reception room are finished in parquet flooring. This is extensively scratched and marked with a small number of blocks missing. We would recommend some upgrading to the floor covering.

The floor to the kitchen and breakfast room is tiled. Tiling appears to have been laid atop timberwork and this has caused some movement to tiles. We would prefer to see tiling laid upon solid concrete floors.

Floors at first floor level are of suspended timber construction. These are structurally sound and do not overflex underfoot. There is some unevenness to floors at first floor level, however, we believe this relates to historic settlement. Floors at first floor level have been recently laid with carpet and whilst this is in good condition, you will appreciate we are unable to inspect floorboards beneath.

9.03 **FIREPLACES, FLUES AND CHIMNEY BREASTS (Normally flues to open fireplaces should be surveyed and swept prior to occupation. It is not possible to indicate the condition of flues or the presence of flue liners)**

The fireplace in the reception room has been opened up and a woodburning stove installed in this place. This was not tested, however, there is evidence it has been recently used.

The chimney breast to the right hand side of the kitchen has been removed. This work appears to have been carried out to a satisfactory standard, however, we would recommend that the purchaser seek confirmation that Building Control approval was obtained for the removal.

The fireplace in the front right hand side bedroom has been opened up. We would recommend a vent be installed to prevent the build-up of condensation in the chimney stack.

There is a fireplace in the rear bedroom. This is in good condition. It should be noted that the non-combustible hearth has been carpeted over.

Should the purchaser wish to use any of the fireplaces within the subject property the flues should be surveyed and swept by a reputable chimney sweep prior to use.

9.04 **DAMPNESS (Readings have been made where appropriate and possible to the external and internal walls and floors, etc, without moving heavy furniture, fixtures or fittings. We are unable to take meter readings in tiled**

areas. We are unable to confirm that these areas are free from damp on the date of survey. We cannot comment on sub floor areas)

Moisture meter readings were taken throughout the premises using a Protimeter. We can confirm that on the date of survey high damp meter readings were recorded between the two radiators in the front reception room. High damp meter readings were also recorded to the rear and left hand sides of the understairs cupboard.

High damp meter readings and discolouration were recorded to the right hand side of the rear porch. High damp meter readings were also identified to the front wall in the kitchen.

We believe these all relate to rising damp and under the circumstances, we would recommend that a damp proofing engineer be instructed to survey the property and provide recommendations prior to exchange of contracts. As previously advised, the purchaser should also obtain a copy of any guarantee in relation to the existing damp proofing work.

9.05 INTERNAL JOINERY, INCLUDING DOORS, STAIRCASES AND BUILT-IN FITMENTS

There are doors to the cupboards in the entrance hallway. The middle door is warped and should be replaced.

There is a timber plank door between the entrance hallway and reception room. This is out of line with its frame and we would recommend adjustments to the jambs.

There is a timber plank door to the understairs cupboard. This is rubbing against the threshold and should be planed to the base.

There is a timber plank door between the reception room and kitchen. This would benefit from adjustment to the jambs.

There is a good quality fitted kitchen installed to the subject property. A number of doors would benefit from minor ease and adjustment, however, the kitchen has generally been installed to a good standard.

It should be noted that the door between the kitchen and rear porch has been removed.

There is a timber staircase from ground to first floor. This is structurally sound, however, a number of loose treads were identified and we would recommend these be secured. The upper handrail is in good condition.

There is a timber plank door to the larger front right hand side bedroom. This would benefit from ease and adjustment to the ironmongery. There are fitted

cupboards to either side of the chimney breast in this room. These have generally been installed to a satisfactory standard.

There is a timber plank door to the smaller front left hand side bedroom. This is out of line with its frame and rubbing against the carpet. We would recommend it be planed to the base.

There is a timber plank door to the rear bedroom. This is rubbing against the frame and should be planed to the top. There are fitted wardrobes to either side of the fireplace in this room. Doors to wardrobes would benefit from minor ease and adjustment.

There is a timber plank door to the family bathroom. This is rubbing against the threshold and should be planed to the base. There is a timber flush door to the boiler cupboard in this room. This is in good condition.

There are timber skirting boards installed throughout the property. These are in good condition.

9.06 **INTERNAL FINISHES (It should be noted that decorations to walls are likely to be marked and faded where pictures and furnishings have been removed).**

The property is decorated in white throughout and whilst it is currently in good decorative condition, following cutting out and making good of cracks and uneven plasterwork, some internal redecoration will be required.

9.07 **WOODWORM, DRY ROT AND OTHER TIMBER DEFECTS (Defects revealed by examination of the structure, but excluding those areas of the building which are covered, unexposed or not readily accessible. We would always recommend that a timber expert is instructed to survey the property, fences and outbuildings and provide a report prior to exchange of contracts. Even in more recently constructed properties, timberwork can be affected by woodworm through the presence of infested items, such as furniture.).**

Woodworm was identified to timberwork throughout the property, particularly to exposed beams and beneath the staircase. We were unable to inspect the roof space or floorboards at first floor level and cannot comment on the condition of timberwork in these areas.

Under the circumstances, we would recommend that a timber expert be instructed to survey the property and provide recommendations prior to exchange of contracts.

10.0 **SERVICES**

10.01 **ELECTRICITY (No test to the electrical circuit has been carried out and only a visual inspection has been made)**

Mains electricity is delivered to the property.

The electricity meter and consumer unit are located in a cupboard in the entrance hallway.

There are additional consumer units in the understairs cupboard.

Wiring where visible is pvc and appears to be in good condition. However, you will appreciate we are unable to comment on concealed areas of wiring.

Light switches and sockets were turned on and tested on the date of survey and found to be in good working order. However, a number of dated fixtures were identified together with poorly conduited cabling. Under the circumstances, we would recommend that an NICEIC registered electrical engineer be instructed to survey the property and make recommendations prior to exchange of contracts.

The double socket to the rear of the kitchen is loose and should be secured to the wall.

10.02 GAS

Mains gas is supplied to the subject property.

The gas meter is located in an external housing to the rear of the kitchen. The housing is loose and should be secured.

Pipework where visible is mainly copper and appears to be in good condition. However, you will appreciate we are unable to comment on concealed areas of pipework.

There is a freestanding cooker in the kitchen. This was turned on and found to be good working order with all four gas rings igniting.

There is a wall mounted Valliant Ecotec Plus combination boiler in the cupboard in the bathroom. This was fired up and found to be in good working order.

We would recommend that the heating and hot water systems are surveyed and tested by a Gas Safe engineer prior to exchange of contracts to ensure that they are compliant with regulations and have been installed to manufacturer's recommendations. We further recommend that the service history of the boiler is provided prior to exchange of contracts.

10.03 SANITARY FITTINGS

Ground Floor

Kitchen

Under mounted Belfast sink with mono bloc tap. Both hot and cold taps were turned on and found to be in good working order with good water pressure.

First Floor

Bathroom

Under mounted wash hand basin on unit with combination taps. Both taps are loose and should be secured to the stone worktop. The pop-up is disconnected and should be repaired. Silicone sealant should be installed to the back of the basin surround. There is some water damage to the MDF door to the basin unit and we would recommend this be replaced.

Low-level wc with back to wall flush. This was flushed and found to be in good working order. However, the flush should be tightened.

Freestanding bath with combination taps. Both hot and cold taps were turned on and found to be in good working order with good water pressure. The diverter between shower and taps was tested and found to be in good working order.

Wall mounted shower above bath. This was turned on and found to be in good working order with good water pressure.

10.04 COLD WATER DISTRIBUTION

Water is supplied to the property via supply authority rising main.

The stopcock was identified beneath the kitchen sink.

Pipework where visible is copper and appears to be in good condition. However, you will appreciate we are unable to comment on concealed areas of pipework.

All cold water appliances were turned on on the date of survey and found to be in good working order with good water pressure. However, as previously advised, the basin tap in the bathroom should be secured to the stonework.

10.05 HOT WATER DISTRIBUTION

Hot water is provided by the Valliant Ecotec Plus combination boiler in the cupboard in the bathroom. This connects via copper pipework to hot water appliances located throughout the property.

All hot water appliances were turned on on the date of survey and found to be in good working order with good water pressure. However, as previously advised, the hot tap to the basin is loose and should be secured to the stone surround.

10.06 HEATING (Other than balance flue outlets, internal heating appliances normally require a flue liner, but a visual inspection does not always reveal that one has been fitted)

Heating is provided by the Valliant Ecotec Plus combination boiler in the cupboard in the bathroom. This connects via flow and return copper pipework to wall mounted radiators located throughout the property.

There is a wireless control panel for the heating.

The heating was turned on on the date of survey and found to be in good working order.

There is electric under floor heating in the breakfast room and kitchen. The control panels are located within the breakfast room. Both were running on the date of survey and appear to be in good working order.

There is a electric under floor heating in the first floor bathroom. The control panel is on the landing. This was running on the date of survey and found to be in good working order.

We would recommend that the heating and hot water systems are surveyed and tested by a Gas Safe engineer prior to exchange of contracts.

10.07 DRAINAGE

There is mains drainage to the subject property.

Internally there was no evidence of blockages.

An inspection chamber was identified in the paving in the back garden. This was opened and found to be clear of blockages.

11.0 CONCLUSION

(All reference to quotations for works should be provided by reputable contractors prior to exchange of contracts. If any reference has been made to asbestos within the report, depending on type of asbestos present, contractors should either hold the relevant certificate for non-licensed removal or are HSE licensed contractors in accordance with Control of Asbestos Regulations 2006.) It should be noted that the cost of works to asbestos carry an increased cost implication.

The building is generally considered to be structurally sound.

The rear chimney stack would benefit from cutting out and making good of cracks to render.

There is evidence of some upgrading to the roof coverings, however, a small number of cracked slates were identified and we would recommend these be replaced.

The wastepipe from the bathroom is poorly inclined in the vicinity of the soil stack and should be re-positioned.

Minor cracks to brick and stonework should be cut out and made good.

Internally the property has been modernised to a good standard by the current owners.

Minor cracks and sections of uneven plaster were identified throughout the property. None are felt to be structurally significant, however, to provide an even finished, some re-skimming would be beneficial.

There is some unevenness to ceilings and floors within the subject property, however, we believe this relates to historic settlement.

There is some movement to the tiling in the floor to the kitchen and breakfast room and we would prefer to see tiles laid atop a solid concrete floor.

A number of internal doors would benefit from planing and ease and adjustment.

We do not believe the property has been fully rewired in recent years and would therefore recommend that an NICEIC registered electrical engineer be instructed to survey the property and provide recommendations prior to exchange of contracts.

We recommend that all services are checked by appropriately qualified and registered engineers prior to exchange of contracts.

Signature:

Prepared by: Guy Mattinson BA (Hons) BSc (Hons) Building Surveying MRICS

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