

RICS **Building Survey**...

Property address

Client's name

Date of inspection

09 November 2017

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Description of the RICS Building Survey Service
Typical house diagram

* Please read the entire report in order.

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A

Introduction to the report

This Building Survey is produced by an RICS 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:

- 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; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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B

About the inspection

Surveyor's name

Surveyor's RICS number

0067879

Company name

Shire Surveyors Ltd

Date of the inspection

09 November 2017

Report reference number

4398

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address
and postcode
of the property

Weather conditions
when the inspection
took place

Dry and overcast during a spell of mixed weather.

The status of the
property when the
inspection took place

The property was vacant with mostly carpeted floors during our inspection. The Selling Agents met us with a key to permit access.

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B About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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Overall assessment and summary of condition ratings

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

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

Our overall opinion of the property

A small semi detached cottage in a busy part of this popular stone built village. Renovated in the past to include re-roofing and rewiring. Giving the impression of having been slightly neglected more recently. As such you should budget for repair and investigation as we report. The matters noted are not particularly unusual in a building of this age and construction type.

The property is considered to be a reasonable proposition for purchase. Our opinion is based on the assumption that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. All should be dealt with as soon as reasonably possible to avoid unnecessary deterioration. Those which should be given priority and for which you should obtain competent trade contractors estimates and reports for before a legal commitment to purchase have a Condition Rating of 2 and in particular 3.

Provided that the necessary works are carried out to a satisfactory standard, there should not be any particular difficulties on resale in normal market conditions. The market has improved but remains uncertain. You should therefore regard your purchase as a medium to long term investment.

It is recommended you obtain specialist trade estimates and reports before you legally commit to the purchase so that you can adequately budget for expenditure. If you do not follow this advice you must accept the risk that adverse factors may come to light in the future.

This is an older property. Such buildings are often not constructed to the standard of many modern homes. For example, the foundations may be shallower, the walls may be of solid and not cavity construction and so on. Renovations and alterations are often undertaken over the years and the standard of work can be variable. Defects may be removed or covered up by repair and redecoration. The potential cost level of future remedial works in an older building can be high, particularly if alterations are planned. You should appreciate that older buildings also need more frequent ongoing maintenance than modern properties.

The legal matters identified in Section I should be noted and satisfactorily completed by your conveyancer before a legal commitment is entered into.

The front of the property faces approximately south-east. All directions and room locations in this report are given as facing the property from the road.

In recent years, extreme weather conditions have been experienced including high winds, heavy snow and rainfall. Inspection from ground level may not reveal minor defects which could prove problematic in such conditions. It is therefore important that roof coverings and valleys, chimneys and flashings, and rainwater fittings etc are checked and maintained regularly.

Property address

C

Overall assessment and summary of condition ratings (continued)

The cottage is understood to be Grade II Listed. The owner of a Listed building has responsibilities in terms of proper maintenance. No alterations either internally or externally should be made without first checking the need for Listed Building Consent from the Local Planning Authority. They may have very specific restrictions.

The Local Authority can issue a Listed Building Enforcement Notice requiring the correction of any unauthorised alteration or extension works if they consider that the works adversely affect the character of the building. We have made no investigations in this regard and you should ask your Conveyancer to make all necessary enquiries. Alternatively, you should personally make these enquiries yourself www.lpoc.co.uk provides useful general information.

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Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E4	Main walls
	E6	Outside doors (including patio doors)
F: Inside the property	F5	Fireplaces, chimney breasts and flues
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating

2

Section of the report	Element Number	Element Name
E: Outside the property	E5	Windows
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F4	Floors

1

Section of the report	Element Number	Element Name
E: Outside the property	E3	Rainwater pipes and gutters
F: Inside the property	F3	Walls and partitions
	F6	Built-in fittings (e.g. wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
	F8	Bathroom and kitchen fittings
	F9	Other
G: Services	G3	Water
	G5	Water heating

Property address

C

Overall assessment and summary of condition ratings (continued)

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

G: Testing of mains services/central heating.
E4: Damp-proofing report and quotation.
F1/F7: Timber infestation report and quotation.

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About the property

Type of property	A semi detached cottage.
Approximate year the property was built	Pre 1750.
Approximate year the property was extended	
Approximate year the property was converted	
Information relevant to flats and maisonettes	

Accommodation

Ground Floor: Lounge, kitchen.
 First Floor: Landing, two bedrooms, bathroom/WC.

Construction

Coursed and squared Ironstone rubble walls. Traditionally old stone walls contain inner and outer leaves of stone work with loose infill rubble between. The outer leaf may not be well bonded to the interior and it can therefore suffer from movement. This depends to some extent on the quality of the original workmanship and later maintenance. Such walls are often of substantial thickness. They were normally built without any form of damp proof course (DPC) and are notoriously difficult to treat effectively due to these construction factors if dampness is present.

The house would have been constructed without a damp-proof course (DPC). There are signs of an at least a partial chemical injection DPC to the base of the house having been added subsequently. Pitched roof with replacement concrete tiled covering. Solid and suspended timber floors. Timber casement door and windows. PVC rainwater pipes.

Means of escape

Fire is potentially always a danger. It is recommended that a fire drill is agreed and regularly practiced so that occupants know what to do in the event of a fire. All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants. Smoke detectors should be maintained at each landing level to give the earliest possible warning of fire. Keep a fire blanket in the kitchen. Further advice can be obtained from the local fire and rescue service.

Property address

D

About the property (continued)

Security

There are no apparent abnormal security risks. You should consider installing an intruder alarm, window locks and security lighting over the door.

Energy

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

Energy Efficiency Rating

C 73

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D About the property (continued)

Services

Gas

Mains

Other

Electricity

Mains

Other

Water

Mains

Other

Drainage

Mains

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas

Electric

Solid fuel

Oil

None

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

Grounds

Side gravelled driveway to the left of the cottage.

Location

The property occupies a busy position fronting the A6003 between Uppingham and Corby. Surrounding property is of older style residential. Cladecott is a popular stone built village in Rutland.

Facilities

There are limited but typical village facilities including a parish church, village hall and public house. There are further amenities in Corby, Market Harborough and Uppingham. These include good shops and railway stations.

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D About the property (continued)

Local environment

Traffic noise, particular from HGVs, is noticeable with some vibration caused.

The property is in an area that may flood and you should obtain a flood risk report through your conveyancer. Please see Section I3.

The Property is in an area identified by Public Health England (PHE) as being at risk of contamination from Radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in a building it can over time be a risk to health. Radon can only be detected by testing, and the minimum test period is three months. Testing is recommended. If corrective measures are needed, they should not be expensive in proportion to the value of the property. Radon's presence is not having a noticeable effect on the local property market in terms of values and saleability. Further information can be obtained from PHE at www.ukradon.org.

Details of environmental issues including flooding risks can be obtained from the Environment Agency at www.environment-agency.gov.uk and click on Environmental Property Search. Another useful website is www.homecheck.co.uk. Put your postcode in for the general area (not your specific property). This will give you brief details about risks from flooding, subsidence, radon, coal mining, pollution and previous industrial uses. Your Conveyancer will normally conduct this search in more detail for a charge.

Other local factors

No other matters identified.

Property address

E

Outside the property

Limitations to inspection

The house was inspected from ground level and using a ladder.

1 2 3 NI

E1 Chimney stacks

There is a brickwork chimney to the left gable at ridge level. It has one pot fitted to it. The chimney itself appears to be in fair condition. The top half has been rebuilt. 3

Tape and mortar flashing around its base are old/defective. They should be renewed. Dampness stains mixed with tar deposits from previous coal use are visible in the left-hand bedroom and bathroom where the décor has discoloured and which register damp on the moisture meter. These relate to dampness penetrating down and around the chimney.

The plaster and paintwork internally will need partial replacement and sealing. The flue should be properly ventilated and lined if further investigation by your contractor identifies it is required. A cowl should be fitted to the chimney pot to help avoid rainwater penetration.

Open chimney pots can allow rain penetration or can be blocked by nesting birds. To prevent these problems an appropriate guard should be provided.

A TV aerial is attached to the stack. The fixing should be checked from time to time for signs of deterioration and to ensure it remains secure.

To repair the chimney safely and avoid damaging the roof covering, contractors may have to use appropriate access equipment such as scaffolding. This will add to the cost.

The remains of a chimney breast can be seen to the right-hand end of the roof space indicating that a second chimney has been removed.

Condition Rating 3.

E2 Roof coverings

There is a lead lined valley between the rear of the property and No.12 which is behind it. 3

Such valleys pose problems with water penetration due to either defective design or to blockage (for example by leaves). This valley has moss accumulation in it. The leadwork where it meets No.12 is loosening. Stains on brickwork and stonework to the right-hand elevation suggest the valley is leaking. There is a builders bucket in the roof space close to the rear valley suggesting previous rainwater penetration into the roof space.

A competent builder/roofer should investigate further with a view to relining the valley and ensuring there is a suitable gradient on it to discharge rainwater into the adjacent gutter. Repoint adjacent brickwork/stonework and mortar joints.

Periodic inspections and clearing out are then recommended. Moisture penetration can cause dry rot and damaged plasterwork/decorations.

The roof is a pitched (sloping) timber-framed structure, covered with concrete tiles which have been re-laid over a sarking felt lining. The lining provides a secondary defence against rainwater penetration.

The covering is in serviceable condition. There is one slipped tile to the rear near the boiler flue. It should be refixed.

Property address

E

Outside the property (continued)

Bowing out of the front elevation indicates that in the past the roof has 'spread'. The spread has now been restrained by significant strengthening of the timber frame which supports the roof covering. Please see related comments in F1.

The mortar pointing to the ridge tiles is deteriorating and becoming moss affected. In order to reduce the possibility of wind damage it is recommended the ridge tiles are lifted, cleaned off and then rebbed in new mortar.

Moss growth was noted in places. It is difficult to eradicate moss fully and you should be aware that it does tend to fall away and block valleys, gutters and downpipes, so increasing the maintenance requirements to these areas. It should be cleared with a soft brush periodically to allow better rainwater drainage.

Condition Rating 3.

E3
Rainwater pipes
and gutters

The rainwater pipes and gutters are made of modern PVC fittings. Although it was not raining fittings appear to be in serviceable condition. Their exact condition can only be established during rainfall. 1

The downpipes discharge onto the gravelled driveway and are not fixed into drainage gulleys.

Grass growth should be cleared from the front gutter so that any blockage does not occur as this could result in rainwater penetration. Please see related valley comments in E2.

Keeping the fittings clear of blockage, properly aligned and with sealed joints is important to avoid problems such as damp and timber decay which may be caused by rainwater penetration. Ideally fittings should be checked annually, preferably after Autumn leaf fall.

Condition Rating 1.

E4
Main walls

Dampness can occur for a variety of reasons including rising damp, penetrating damp, salt contamination, service pipe leaks and condensation. 3

Rising damp is caused by moisture from the ground rising up through a structure by means of capillary action. This will occur where there is a failure or lack of a damp proof course (DPC). Rising damp will inevitably lead to spoiled decorations, defective plaster, rot in timbers and can create an unhealthy environment in which to live.

Rising damp was recorded on the moisture meter in most accessible ground floor walls apart from the right-hand wall in the kitchen. This is not unusual in an older property. Over time it can damage the building fabric and be a health risk. You should employ a reputable damp proofing contractor to provide a report and quotation for necessary repair works. This will probably entail chemical injection of the walls under pressure followed by related internal replastering and redecoration. You should obtain a comprehensive insurance backed guarantee for all such work undertaken.

A degree of damp must be expected in a building of this age and construction type. It must also be expected that total eradication of dampness from a stone construction building is difficult to achieve. Accordingly, any damp-proofing work may not prove totally successful and dampness could recur periodically. Your Conveyancer should verify if there is a guarantee for the existing injected DPC. Please see Section I2.

Property address

E

Outside the property (continued)

The wall surfaces are in generally weathered condition consistent with their age and type. Mortar is cracked in places and the wall surfaces do undulate.

It is possible the external stonework will gradually loosen, resulting in visible external deflection. If this occurs may prove necessary to employ an experienced stone mason to cut out and rebed the affected stones into position. There is some evidence of such unevenness to the right elevation.

A competent builder used to dealing with traditional properties should provide you with a report and quotation for raking out and repointing cracked and loose areas of cement pointing and uneven/weathered stonework to each elevation and repointing of the more noticeably weathered areas of stonework such as those at low level to the front elevation. Some existing repointing has been undertaken in the past, albeit to a rather untidy standard.

Lime based mortars (not modern cement based mortar) should always be used for repointing stone and old brickwork. Cement mortar is considerably harder and stronger and could therefore result in long term damage to stone and brickwork.

There are sections of brickwork visible to both side elevations. This and the differing nature of stonework below eaves to the front and rear indicate the roof has been heightened in the past and that the property originally probably had a thatched roof covering. The brickwork is weathered and stained to both sides, particularly the left-hand elevation. It should be repointed and the most badly affected bricks should be cut out and replaced.

In a property of this age it is probable the foundations will be fairly shallow and may therefore be at an increased risk of sub soil movement.

Structural movement can be caused by one or a combination of factors. These include (the list is not exhaustive): unsuitable ground at foundation level resulting in settlement, subsidence, heave, landslip etc, proximity to a property of trees and other vegetation, defective drainage systems, expansion/shrinkage of building materials due to variations in temperature and/or moisture content, faulty construction and/or alterations, faulty initial design, chemical reactions in masonry walls and corrosive expansion of embedded metals.

The building shows some signs of movement, for example bowing out of the front elevation wall due to past roof spread (as reported in E2) and fine cracking in mortar joints above the kitchen window to the front elevation. Please note related comments in E5 regarding the window lintel. The movement appears to be longstanding and no indication of a significant current structural problem was found. The movement is not unusual in a property of this type.

The property is in an area that has clay based soils that could affect the stability of the foundations. These shrink in dry spells and can increase in volume in wet conditions. The possibility of problems occurring can increase if trees and other vegetation such as hedging and bushes are planted too close to a building. No plants with high water demand should be planted in close proximity to the property. The existing ones should be pruned and pollarded (thinned out and shaped) by a competent tree surgeon now and then on a regular basis. You should ensure your buildings insurance policy includes adequate cover for subsidence and heave damage.

Condition Rating 3.

Property address

E

Outside the property (continued)

E5
Windows

Timber casement single glazed windows are installed throughout. They are fairly modern but are neglected and have reasonably good quality secondary glazing fitted to the front elevation. 2

The windows are in serviceable condition. The lounge window to the left elevation is rotting. It should be repaired or replaced by a competent joiner. It is suspected the bathroom window to the rear may be similarly affected and also require repair or replacement.

The front elevation windows have painted timber lintels above them. That over the kitchen has deflected slightly and there is a fine crack in mortar joints. There is no sign of ongoing movement although the condition of the lintel should be monitored over time. If it deteriorates it will have to be replaced.

The mortar fillets/sealant around a number of windows is cracked and missing. They should be replaced. It is recommended that waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of penetrating damp, particularly in exposed locations.

The extent of condensation in a dwelling will depend not only on its orientation and construction materials, but on variable factors such as weather conditions, lifestyle, and how the property is heated and ventilated.

Condensation appears to have been a problem here, particularly to windows in all rooms between the outer single glazing and inner secondary glazing. There is no obvious physical reason for this. However, the problem may be reduced by careful management of heating and ventilation. It may also help to apply chemical treatment to the areas previously prone to mould before redecorating. Consider providing mechanical ventilation as well.

Condition Rating 2.

E6
Outside doors
(including patio doors)

To the left elevation leading into the lounge there is a low headroom timber casement and single glazed door. 3

It and the lintel above it are affected by wet rot. Both should be replaced. It is of particular importance that the lintel is renewed (or at least significantly repaired) so that the decay affecting it does not cause structural failure.

Condition Rating 3.

E7
Conservatory
and porches

None.

Not inspected.

NI

E8
Other joinery
and finishes

Fascias to the front and rear comprise of gloss painted timbers. From ground level they appear to be in reasonable condition although paintwork is deteriorating. 2

The external decorations are beginning to show signs of breakdown, particularly at the joints of the timber sections. Redecoration is recommended including thorough preparation, removal of all loose and flaking paint, filling of cracks, and priming bare surfaces prior to the application of undercoat and gloss coats.

Property address

E

Outside the property (continued)

The external woodwork will need regular redecoration, typically on a 3-5 yearly cycle depending on the quality of paint or stain coatings, exposure factors, and condition of the surfaces beneath.

E9
Other

No other matters identified.
Not inspected.

NI

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F

Inside the property

Limitations to inspection

The property had a number of fixed floor coverings during our inspection.

1 2 3 NI

F1
Roof structure

No signs were found of significant wet or dry rot in structural and main joinery timbers. However, there are signs of past infestation by wood-boring beetles, for example to original timbers in the roof space and exposed beams throughout the accommodation to include those to the lounge and kitchen ceilings. 2

The infestation does not appear to be continuing. Your Conveyancer should check there is a valid guarantee for past timber treatment works. Please see Section I2. If there is no record of previous treatment then you should have the timbers sprayed by a specialist timber treatment contractor using a proprietary insecticide solution as a precautionary measure.

The type and age of the property does, however, mean there could be some timber decay and infestation in concealed timbers. Without opening up the structure it is not possible to comment in detail on such timbers.

If any defects are found, for example, when changing carpets or moving furniture, they should be dealt with by a competent timber treatment contractor. This may involve spraying with an insecticide solution in accordance with the manufacturer's recommendations and/or replacement of some timbers. A comprehensive guarantee should be obtained for any work carried out. When buying a property of this age and type this potential risk should be borne in mind when calculating future maintenance costs.

The roof space is reached from an access hatch on the landing.

The original timber cruck frame remains in the roof space. The frame has otherwise been replaced by a substantial timber frame of down rafters and cross purlins which are cross braced from front to rear above first floor ceiling level. No evidence of significant defects is apparent. The cross bracing should retain the structure following the roof spread reported in E2.

There is evidence of vermin droppings in the roof space, next to the central heating boiler and in the kitchen where bait and traps have been laid. Mice, rats and squirrels can cause damage, particularly if they chew through electric cables. You should employ a pest control officer to inspect and lay rodent bait etc as necessary. Services should be checked. Please see Section G.

There is a good depth layer of modern fibreglass thermal insulation laid across ceilings. There are obsolete PVC cold water tanks in the roof space.

Over the years roofing felt may decay particularly where it is dressed out under the bottom roof edges into the gutters. Eventually the felt rots back to a point where any water running down the top of the felt (which is driven in through the roof coverings) can then drop onto the roof edge timbers and cause consequential decay problems. If remedial work is needed this could prove costly as it may involve stripping back the bottom few courses of the roof covering and battens, splicing in new sections of under felt, and reinstatement. The provision of safe access (normally from scaffolding) for the work also tends to be expensive.

Property address

F

Inside the property (continued)

Condition Rating 2.

F2 Ceilings

The nature of the ceiling material is difficult to verify without disruptive investigation and no opening up has been undertaken. 2

The ceilings are probably a mixture of plaster on wooden laths and plasterboard. They are of variable height, being noticeably low at ground floor level where they are beamed.

They have a plaster skim and textured artex type finish and are in generally serviceable condition although being finely cracked in places. The cracking is probably due to the natural vibrations which tend to occur in domestic buildings and thermal movement: the expansion and contraction of building materials due to changes in temperature and humidity. The cracks can be filled but will recur from time to time, e.g. left-hand bedroom, bathroom and landing.

There is a loose timber wedge between the lounge beam and floor joists above. This should be replaced with something more substantial and tight fitting. The front to rear beam in front of the fireplace is cracked to the underside and should have a customized steel plate bolted to it for reinforcement purposes (as exists to the kitchen ceiling beam).

A textured "Artex" type coating has been applied to a number of ceilings within the property. This material may contain a quantity of asbestos fibre. The general use of asbestos ended in the mid 1980's although not entirely in the UK until 1999. On the basis of the likely age of the textured finish it is therefore recommended that it is not worked on or sanded in any way that could release fibres. Asbestos is a potentially harmful material and you should note our further advice below. There are countless ceilings in the UK with ceiling finishes of this nature. A sensible and realistic approach to occupation should be exercised.

We have made reference to the presence of asbestos. Asbestos is contained in thousands of building products including Artex, roofing felt and vinyl floor tiles manufactured until the 1980s. It was used in the UK until 1999 in the construction industry prior to this time. Any work on the material (for example drilling, sawing or removal) can pose a health hazard and a minority of potential purchasers may be put off by its presence. You should therefore take the advice of a licensed asbestos contractor before undertaking work on asbestos. If it is to be removed it should be disposed of properly and this can be costly. Further advice can be obtained from www.hpa.org.uk.

Please note related wood-boring beetle infestation comments in F1 as some ceiling timbers are affected..

Condition Rating 2.

F3 Walls and partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing cannot be ascertained without damage being caused. 1

The internal face of external walls and most internal partitions are of plaster faced solid (probably brickwork) construction. The original timber framed wall remains at mid point to the first floor accommodation. It is an attractive feature. All walls apart from those to the front of the lounge and kitchen where stonework is attractively exposed have a plastered

Property address

F

Inside the property (continued)

finish.

The wall surfaces appear to be in generally acceptable condition. When redecorating an older property you should expect the need for some general plaster repairs to be needed. This will be particularly so to include in conjunction with damp-proofing works reported in E4.

There are in addition timber frame and plasterboard stud partition walls to the boiler cupboard and bathroom. They have a skimmed and decorated finish. They are in serviceable condition.

Finecracks were noted in the walls, in particular around edges, corners, door and window frames and associated with stairs which have been caused by general thermal shrinkage and normal vibrations which tend to occur in domestic buildings. These cracks are not of structural significance, and can be filled when redecorating. They will recur periodically. Thermal movement is caused by the expansion and contraction of building materials due to changes in temperature and humidity e.g. in the left-hand bedroom below the window and adjoining the ceiling, to the timber framed wall in the left-hand wall.

Condition Rating 1.

F4
Floors

Ground floors are of solid construction. That in the lounge has a carpet finish overlay above a screwed down hardboard finish. Therefore, the precise nature of the lounge floor cannot be determined. 2

Whilst it feels level and sound underfoot it may be that upon removal of carpets and hard board the floor is old with no damp membrane. If this is so (e.g. brickwork, older style quarry tiles etc) then it should either be replaced with a concrete screed over a damp-proof membrane or coated with bitumen to provide a level surface and effective damp-proof membrane.

The kitchen floor has a modern quarry tiled finish which is in good condition. The front edge adjoining the stone wall needs tidying up for cosmetic reasons.

All first floors are of suspended timber joist construction apparently covered with replacement timber particle board (like MDF) (indicating the original either timber or plaster floors have been replaced). No evidence of significant defect was found.

Condition Rating 2.

F5
Fireplaces, chimney
breasts and flues

There is an open fireplace with a stone surround to the lounge. The brickwork chimney breast runs through the left-hand bedroom above. There are damp and tar based stains related to it as reported in E1. They should be dealt with as reported in that section. 3

The fire has been blocked to the underside and will obviously need opening if you intend to use it. The fireplace and chimney breast appear to be in generally satisfactory condition. The flue will need sweeping periodically. If you intend to install any kind of appliance the flue will need lining.

Fireplaces have been blocked up in the kitchen and possibly the bedroom above it. The remains of the chimney breast is visible to the right-hand end of the roof space indicating that a chimney has been removed.

Property address

F

Inside the property (continued)

The central heating boiler is ventilated to a fan assisted flue. It projects to the rear roof slope and appears to be a satisfactory arrangement.

You should fit a carbon monoxide detector close to the central heating boiler and other heating appliances, gas hobs etc. Check regularly they work properly.

Condition Rating 3.

F6
Built-in fittings
(e.g. wardrobes)

There are basic standard painted MDF wardrobes in the right-hand bedroom. You will probably wish to replace/upgrade them. They are, however, useable.

1

Condition Rating 1.

F7
Woodwork
(e.g. staircase and
joinery)

Internal joinery is typical of a property of this type and age and appears to be in generally serviceable condition.

1

Much of it is of considerable age and possibly original to the building. Although inevitably in need of some attention, its repair and retention is recommended wherever possible in preference to replacement. Original joinery is a sought-after feature in older buildings and can add significantly to value. It is in generally serviceable condition.

The door openings appear serviceable but we have no means of assessing whether or not appropriate support is present to the wall/ceiling area above. We can only state there is no outward sign of defect from this inspection. They comprise of traditional and ledged fittings and offer low headroom.

The staircase is carpeted preventing a detailed examination. It is angled and steep. A number of the treads are squeaky underfoot and need strengthening. The staircase does appear serviceable and there is a satisfactory handrail.

Please note our related wood-boring beetle infestation comments in Section F1.

Condition Rating 1.

F8
Bathroom and
kitchen fittings

The bathroom is fitted with a modern white suite including an electric shower over the bath.

1

The sanitary fittings appear generally serviceable but they were not exhaustively tested.

The silicone sealant at the junction of the wall tiles and the bath is in poor condition. It should be repaired to avoid damage from water overspill occurring. If possible you should check the adjacent concealed wall and floor areas are in sound condition.

The kitchen units have suffered from wear and tear. They will need some maintenance and repair if you do not intend to undertake refitting. They comprise of fairly old over painted timber fittings.

Flexible sealants around sinks etc should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay.

No inspection has been made of built in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate service engineer prior to a legal commitment purchase

Property address

F

Inside the property (continued)

Condition Rating 2.

F9
Other

The internal decorative condition is fair but not good. You should expect the need for redecoration of most rooms and certainly following any damp-proofing works carried out. 1

Having regards to the age of the property it is possible that the paintwork contains lead (often used pre-1970). Suitable care should therefore be taken when rubbing down and redecorating surfaces as lead is a potentially harmful material.

There are two smoke alarms and a heat alarm fitted. You should check they all work properly. Similarly, that the CO2 alarms in the lounge and in the right-hand bedroom function correctly.

Condition Rating 1.

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G

Services

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

Limitations to inspection

Services have not been tested but where appropriate advice has been given as to the advisability of having them inspected by a specialist contractor.

1 2 3 NI

G1
Electricity

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

It is not possible to fully assess the condition of an electric installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a circuit test. Our comments based on a visual inspection only are as follows. 3

There is a mains electrical supply. The meter is in the lounge and the residual current device consumer unit is as well.

We have not carried out tests on the system. Whilst there are no obvious defects based on our limited visual inspection it is not known if the installation is covered by a current inspection and testing certificate. As such you should have it tested now by a qualified electrician to ensure current wiring regulations including Part P of the Building Regulations are complied with. You should implement any upgrading recommendations made in full.

As such you should have the system tested now by a qualified electrician to ensure current wiring regulations including Part P of the Building Regulations are complied with. You should implement upgrading recommendations made in full.

In future, you are advised to have the installation checked at approximately five yearly intervals.

You should obtain an NICEIC (National Inspection Council for Electrical Installation Contractors) Domestic Installers work certificate for compliance in respect of any works undertaken. This will confirm that the electrical installation complies with Part P of the Building Regulations. Visit www.niceic.com.

Condition Rating 3.

G2
Gas/oil

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

Property address

G

Services (continued)

The Property is connected to the mains gas and the meter is located in an outside box to the left-hand side. 3

There is no particular reason to anticipate a problem, but you are advised to arrange a full test by an engineer on the Gas Safe Register (www.gassaferegister.co.uk) before taking up occupation. This advice can be lifted if recent satisfactory service/test documents are available.

Condition Rating 3.

G3 Water

Mains water connects to copper plumbing. There are no obvious indications of urgent or significant defects based on our visual inspection. 1

The stop tap to the rising main and any water meter could not be found. Their position should be verified with the owner. The cold water tanks are in the roof space. They have been disconnected and are unused. This is normal with a combination boiler.

Water pressure is adequate and the WC flushes. Plumbing for an automatic appliance is installed in the kitchen.

Condition Rating 1.

G4 Heating

Central heating and domestic hot water are provided by the Worcester Greenstar 30CDi gas fired condensing combination boiler located in the right-hand bedroom. The boiler looks modern. It is connected to modern hot water radiators which have thermostatic valves fitted to them. The system was not on during our inspection. The programmer is on the boiler. 3

There are no visible signs of any significant defects in the system, and there is no particular reason to think it is not effective.

However, the service record has not been seen and as such you should have the system serviced by an engineer on the gas safe register (www.gassaferegister.co.uk) before a legal commitment to purchase. Annual servicing is recommended. Your Legal Advisers should enquire about the boiler service records.

You should fit a carbon monoxide detector close to the central heating boiler and other heating appliances, gas hobs etc. Check regularly they work properly.

Condition Rating 3.

G5 Water heating

Domestic hot water is provided by the combination boiler. There is no hot water storage cylinder. 1

Condition Rating 1.

G6 Drainage

No inspection-chambers could be found within the grounds so no comment can be made on the condition of the underground drains. However, foul drains are thought likely to connect to the main sewer. There are no above ground signs of drainage defects. However, in the absence of a full inspection by a drainage specialist you must accept the risk of hidden defects existing. Your Conveyancer should confirm mains connection. NI

Property address

G

Services (continued)

The two downpipes to the left-hand elevation are not connected to the mains drains. They discharge onto the gravelled driveway.

It is emphasised that a visual check of the drainage inspection chamber(s) will not confirm other parts of the drainage system are free from defects. There is a risk of defects to concealed areas. This risk must be accepted by you. If not, you should commission a full check in the form of a CCTV scan from a specialist drainage contractor.

Not inspected NI

G7
Common services

None specific known of although it is possible the drains are shared with neighboring properties.

NI

Not inspected NI

G8
Other services/features

www.ofcom.org.uk, the UK's communications regulator, provides information on mobile network availability, broadband and wifi speeds etc.

NI

Property address

H

Grounds (including shared areas for flats)

Limitations to inspection

1 2 3 NI

H1
Garage(s)

No garage.
Not inspected.

NI

H2
Permanent outbuildings
and other structures

No outbuildings.
Not inspected.

NI

H3
Other

The property occupies a compact plot with no rear garden and being flush onto the pavement.

To the left-hand side there is a small gravelled driveway enclosed by reasonable standard timber fencing and being behind painted metal gates. The gravel needs resurfacing. There are no large trees close by.

The grounds and boundaries show no evidence of significant defects. It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance. You are advised to check with your conveyancer.

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Issues for your legal advisers

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

I1
Regulations

No particular matters concerning regulations were noted.

I2
Guarantees

Your Conveyancer should check:

There is a valid guarantee for previous damp and any timber treatment works undertaken.

Obtain the testing and service records for the electrical, gas and heating installations.

I3
Other matters

You should ask your conveyancer to check:

- the road, pavement and drains are adopted.

- ownership of and maintenance responsibilities for all boundaries.

-flood and radon risk details for the reasons outlined in Section D.

-details of the Grade II Listing and the implications to you of being an owner of such a property. The property was Listed on 6th July 1987. It is believed to date from the early eighteenth century and was raised to a higher level in the twentieth century. It is Listed as being of coursed Ironstone rubble, the walls having been raised from the former thatched 'eyebrows' to a higher level. The Listing was made for 'Group value'. We assume this means as it is in keeping with the traditional stone built nature of the village.

Property address

J

Risks

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

<p>J1 Risks to the building</p>	<p>G: The lack of test certificates for the services including the heating system is a potential risk. E4: Dampness.</p>
<p>J2 Risks to the grounds</p>	<p>D: Radon.</p>
<p>J3 Risks to people</p>	<p>F2: Asbestos. F7: Steep angled staircase. G: The lack of test certificates for the services including the heating system is a potential risk.</p>
<p>J4 Other risks or hazards</p>	<p>No other matters identified.</p>

Property address

K

Energy efficiency

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

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

K1
Insulation

There is a good depth layer of modern fibreglass thermal insulation laid across ceilings. The walls are of substantial thickness (approx 500mm) and this will contribute to thermal insulation levels. Secondary glazing is installed.

Thermal efficiency should be reasonably good in the context of a building of this age.

K2
Heating

A modern condensing combination boiler is installed. This should operate in a thermally efficient manner.

K3
Lighting

You should consider extending low energy light bulbs/fittings throughout the accommodation.

K4
Ventilation

Natural ventilation is provided throughout. There is also a mechanical extractor fan in the bathroom. This should be tested regularly as it will help to alleviate potential condensation problems.

K5
General

All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests. Asbestos is not believed to be harmful unless fibres are released in the air. Further advice is available from the Local Authority or the Health & Safety Executive.

The EPC dates from 2009 and is therefore not necessarily current. The EER rating of 73 is good. An EPC is not legally required for a Listed building.

Property address



Surveyor's declaration

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

Signature

Surveyor's RICS number

0067879

Qualifications

BSc FRICS

For and on behalf of

Company

Shire Surveyors Ltd

Address

13 Church Street

Town

Market Harborough

County

Leicestershire

Postcode

LE16 7AA

Phone number

01858 410920

Website

www.shiresurveyors.co.uk

Fax number

Email

info@shiresurveyors.co.uk

Property address

Client's name

Date this report
was produced

10 November 2017

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What to do now

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

Getting quotations

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

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

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

Further investigations

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

Who you should use for these further investigations

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

What the further investigations will involve

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

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

In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser

https://isurvworksmart.com/Building_Survey_DHSSTE_updated_Dec16.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

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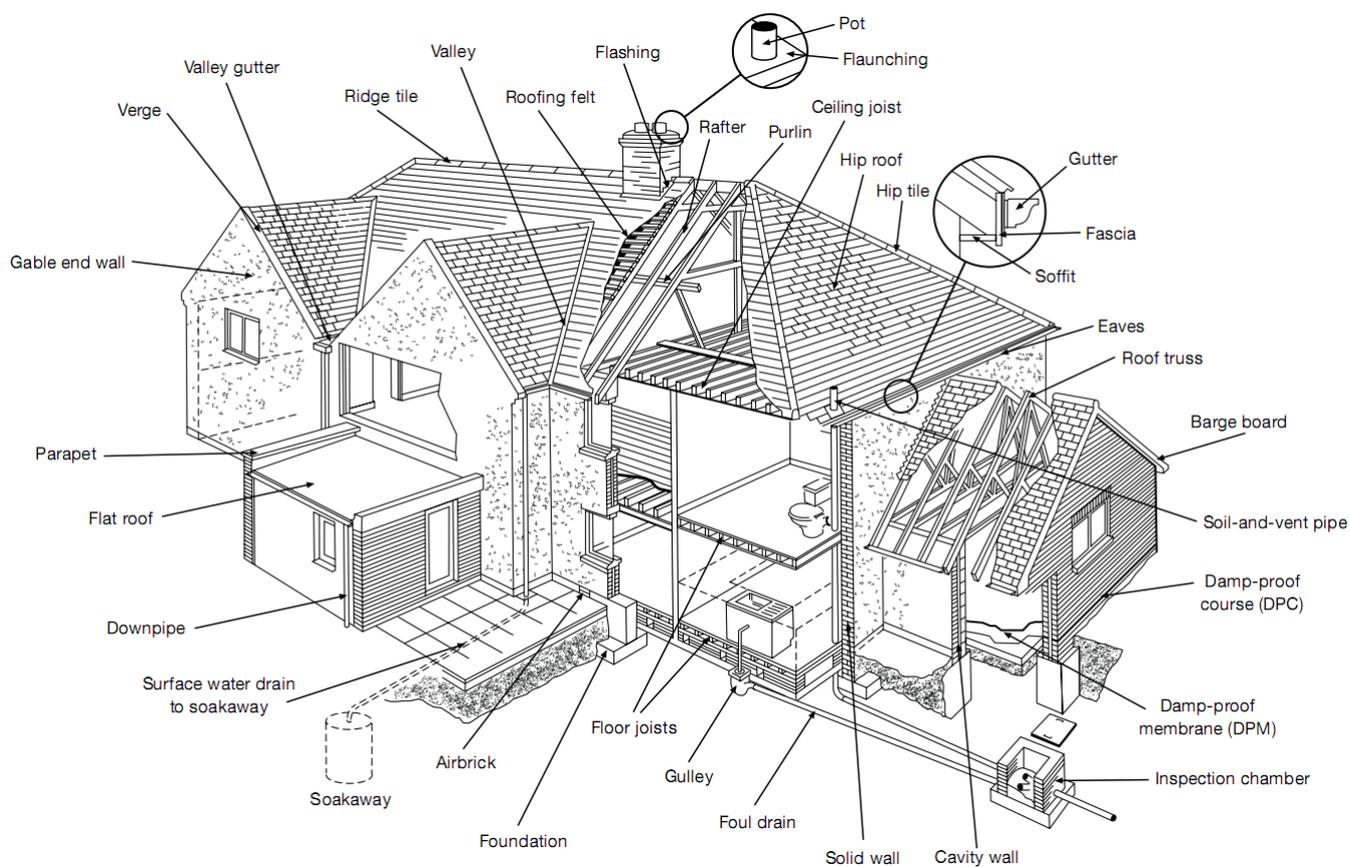
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Typical house diagram

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



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front elevation

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rear elevation, roof showing bathroom vent outlet

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damp and tar stains in bedroom by chimney breast

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damp meter reading in kitchen

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hardboard floor finish in lounge

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perished brickwork to left gable wall

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view of roof valley adjoining number 12 to rear

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wet rot to lounge side window

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attic looking left showing new timber frame and tar stains on chimney breasts

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rodent bait and droppings in roof space

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