



Simon Hollis

• *Chartered Surveyors* •

Level 3 Survey in Respect of:



For: 

Report prepared by Simon
Hollis MRICS

For and on Behalf of Simon
Hollis Limited

18th July 2023



[REDACTED]

Building Survey Report

Address:



Surveyor: Simon Hollis

Date of Survey: 12th July 2023





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Signature:  For and on behalf of Simon Hollis Limited.

Date of Report: 18th July 2023.

1.0 About this Report

1.1 Address of the Property Surveyed (The Property)



1.2 Brief and Report

Instructions were received from [REDACTED] on 19th June 2023 to undertake a pre-purchase historic building survey and produce a report detailing our findings. This report is broadly equivalent to an RICS Level 3 report and the areas covered are detailed above. We hope that the report helps you to make a reasoned and informed decision on the purchase of the property and subsequent repairs and maintenance. We detail the prioritisation of works in our Observations and Recommendations – Section 5.0. Where works are recommended, you should obtain quotations or further advice before you enter into a legal commitment. If you decide not to act on the advice in this report, you do so at your own risk.

This report is prepared on the assumption that you have viewed the property and are happy with the age, architectural style and visible quality standard of the building, its grounds and its surroundings.

1.3 Date of Inspection

The property was inspected on Wednesday 12th July 2023, 10:00 – 15:00. The weather conditions were warm and dry with intermittent rain showers. Thermo-hygrometer readings of the external conditions at 12:00 were as follows:

Temperature:	16.9°
Relative Humidity:	67.0%
Dew Point:	10.7°
Absolute Humidity:	9.67 g/m ³

At the time of the inspections, the property was occupied (1 person, 1 dog) and furnished with fitted floor coverings present.

1.4 The Surveyor

On behalf of Simon Hollis Limited, the survey was carried out by Simon Hollis.

Simon holds a HND in Estate Agency, a Bachelor's with Honours degree in Urban Land Economics, and a Master's Degree in Building Surveying and is a Member of the Royal Institution of Chartered Surveyors, membership number 1222795.

Simon has completed the CITB NVQ Award in Understanding Repair and Maintenance of Traditional pre-1919 Buildings and the Chartered Institute of Building's Understanding Building Conservation qualification.

Simon is Dyslexic, please excuse any spelling or grammar errors in this report. Specialist software is used, unfortunately, it is not as clever as the developers would have you believe. If anything is unclear, or if you would like to discuss the report and future maintenance of the property, please do contact Simon:

Email: surveying@simonhollis.com Mobile Telephone: 07947 255 270

The survey is carried out on behalf of Simon Hollis Limited of 156 Murray Road, Sheffield S11 7GH.

The Surveyor declares no conflict of interest in inspecting this property.

1.5 Client

This survey report and any associated correspondence are for your personal use only and no responsibility can be or will be taken to others who may see it or wish to depend on it.


1.6 Comments on our Inspection Equipment

A Vaisala HM42 thermo-hygrometer is used to measure the ambient temperature, dew point temperature and relative and absolute humidity. This is fitted with a 4mm probe to investigate areas of suspected moisture ingress, and where possible, the sub-floor area. The external readings are noted above, and in the below tables to aid with the comparison of the external and internal atmosphere. These readings are of most use in occupied properties. In vacant properties where the internal doors are open and there is little heating or ventilation, a lot of the rooms become air dry and the readings are a less reliable scientific method of diagnosis.

A FLIR E6-XT thermal imaging camera is used to analyse inconsistency in surface temperatures and areas where there is cold bridging, which may indicate the presence of moisture trapped in the building fabric. In the thermal imaging photographs in this report, the temperature at the centre target point is shown on the top left of the photo. The temperature range of all areas in the photo is shown on the right. Again, the camera works best when used in an occupied property where there is a temperature difference (ideally >10°) between inside and outside e.g., a heated house in winter. Please note that the thermal imaging photos may look like they are taken from unusual angles/don't have the focus in the centre of the image. The images have been taken like this to avoid areas of thermal bleed affecting the image and analysis e.g., light fittings, radiators and windows.

Electrical conductivity meters, sometimes incorrectly referred to as 'damp meters' are only suitable for measuring the moisture content of clean untreated timber and are therefore only used to check if timber is dry as opposed to confirming the presence of moisture.

Where it is safe to do so, a pole camera or drone are used to inspect high-level areas that we cannot inspect from inside the property. Due to the drone hovering in the wind, it is not always possible

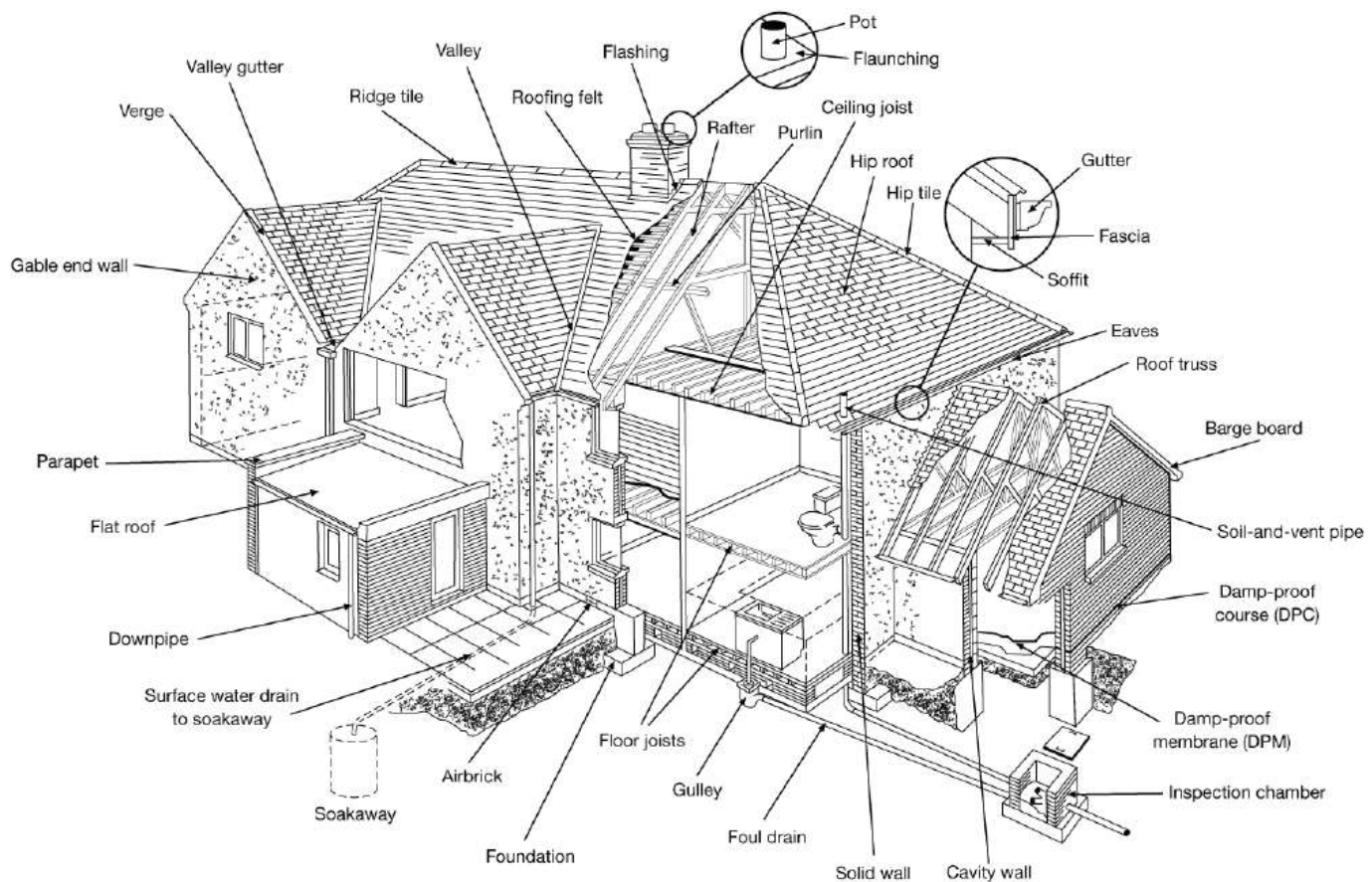


to take the drone photos 'level' so they may look like they have been taken at an angle, however, this is just the drone trying to compensate for the weather conditions.

For more information on the equipment used, see the 'How' page of our website: <https://www.simonhollis.com/how>.

1.7 Diagram of a Typical House

Below is a diagram of a typical house. This is included in the report so that the reader can easily identify the different areas being referred to in the report on the subject property.



Typical House. Credit: RICS

1.8 Abbreviations Used

The following is a list of abbreviations that we may use in our report. This is a generic list that we use for all buildings. A glossary of terms is provided in Section 8.0.

AH	Absolute Humidity	L&P	Lath and Plaster
CA	Conservation Area	MM	Moisture Meter
CDPC	Chemical Injection Damp Proof Course	PP	Planning Permission
CO	Conservation Officer	PV	Photo Voltaic (electricity)
CWI	Cavity Wall Insulation	RH	Relative Humidity
DG	Double Glazed/Glazing	SF	Second Floor
DPC	Damp Proof Course	SG	Single Glazed/Glazing
DPM	Damp Proof Membrane	ST	Solar Thermal (hot water)
FF	First Floor	TH	Thermo-Hygrometer
GF	Ground Floor	UFH	Under-Floor Heating
LBC	Listed Building Consent	WME	Wood Moisture Equivalent

1.9 Materials

Compared to modern buildings, traditionally constructed buildings often require different materials for repairs and maintenance. We have provided some brief thoughts and comments below on appropriate materials to use when undertaking repairs and maintenance. If you need any further advice on materials, please do contact us.

Historic England has a useful advice page on conservation. Link: <https://historicengland.org.uk/advice/technical-advice/buildings/principles-of-repair-for-historic-buildings/>.

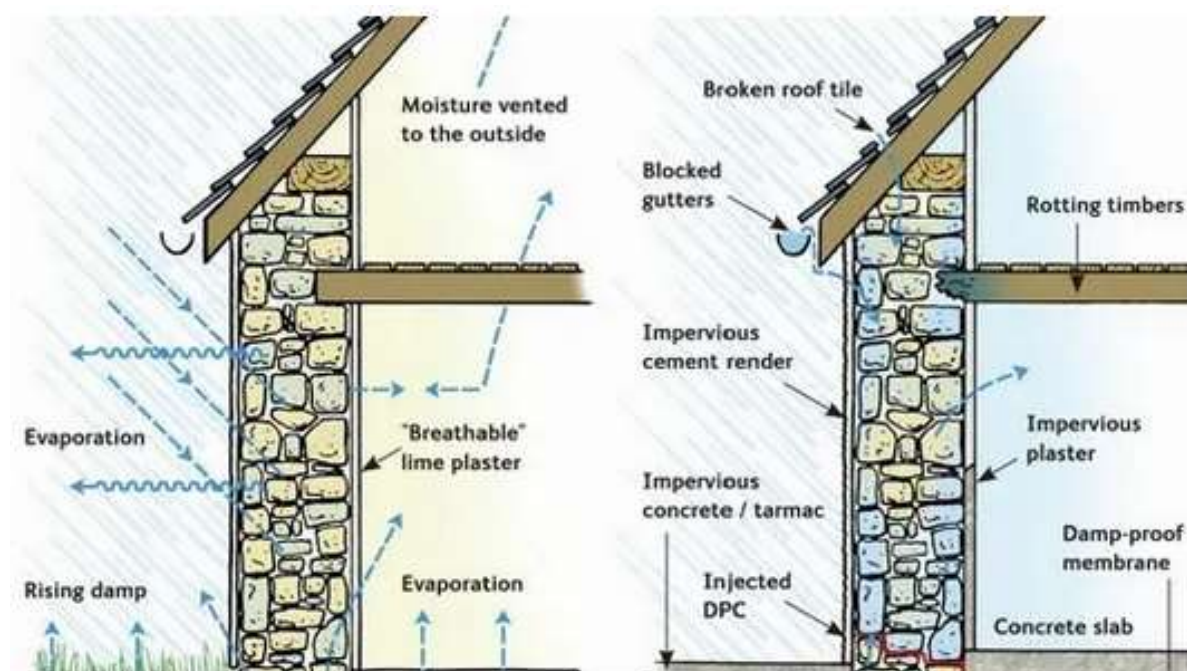
During this report, we will refer to various techniques and materials used to repair and maintain traditionally constructed properties. To save repeating advice throughout the report, we will likely refer the reader to the comments in this section of the report.

Works to traditionally constructed properties should only be undertaken by suitably qualified and experienced contractors with sufficient knowledge of construction, materials and their constraints.

Effects of Modern Materials

The illustrations below show a stone wall although the principles apply equally to brick-built buildings. On the left, it illustrates how a traditionally-constructed, well-maintained building should perform. On the right, it shows what may happen if modern materials are used.

Solid-walled, traditionally-constructed buildings rely on their large cross-sectional thickness. Wetting is limited to the outer 5-25 mm of masonry unless there is a defect. When the rain stops, the masonry goes through a drying-out process, where the retained moisture evaporates back into the environment. Traditionally this drying-out process was facilitated through the use of soft, flexible, absorbent and porous materials with high permeability, such as lime mortar. Research suggests that when lime-based mortar is used, up to 80% of the moisture taken on by the wall evaporates back into the atmosphere through the external mortar joints.



(Credit: www.justlime.co.uk)

1.9.1 Mortars and Renders

In traditionally constructed buildings, the pointing mortar should always be sacrificial to the stone/brickwork/slate/tiles. In practice, this means that the mortar mix should be softer than the stone/brickwork/tiles and be the point of any failure. Your mason must make the final decision on the specification of the mix as they will ultimately be responsible for the success of the job (liaison with the Conservation Officer may be required if the building has statutory protection).

Where we advise that works are required to pointing/flaunching/roof detail, unless otherwise detailed, a non-hydraulic lime (e.g., CalBux 90) should be used as the binder in the mix together with the appropriate aggregate for the job and local area (and the addition of a pozzolan, if required). For small repair works, a pre-mix could be considered, however for larger jobs and rendering, the mix should be mixed 'hot' on-site. The use of lime-based materials requires a detailed understanding of the site, the weather and atmospheric conditions, the type of masonry/brickwork, locally available limes, locally available aggregates and their grading/void ratios and suitable preparation of the substrate and finished detail.

For very specialist works and works to statutorily protected buildings, analysis of the existing and original mortars should be carried out so that the appropriate specification can be determined.

Unless specifically detailed in the report, cement (and its variants) should not be used as the binder in the mix. Hydrated, sometimes referred to as 'builders' lime' is also not appropriate to use to make mortar/render for traditional buildings.

Cementitious mortars and renders can cause several problems with traditional buildings. They are very hard and brittle so often crack when traditionally constructed buildings move with the seasons. These hairline cracks then allow rainwater to penetrate the mortar joints/render and accelerate the effects of freeze-thaw weathering and create problems with penetrating dampness. This moisture can also cause decay/insect attack to any timber that is socketed into/bearing onto the walls e.g., battens, joists, beams, lintels and sills.

As well as being hard and brittle, cementitious mortars are impermeable/significantly less permeable than lime-based mortars. In practice, this means that any moisture that makes its way into the structure is unlikely to be able to escape through the external leaf and if/when it does, it is likely to have to escape via the stone/brickwork and not through the mortar joints. This will place additional moisture stress on the stone/brickwork and likely accelerate decay.

When undertaking pointing repairs/re-pointing, the existing mortar should be removed by hand with a plugging chisel and lump hammer or an Arbourtech Allsaw. Angle grinders, SDS drills, mortar rakes, Kango hammers etc. should not be used as they will likely damage the stone/brickwork leading to repairs being required before the re-pointing works begin. Existing pointing needs to be removed to a depth of at least 25 mm or twice the width of the joint, whichever is greater (ashlar and fine brick pointing will need to be approached on a case-by-case basis and may require grouting as opposed to pointing).

1.9.2 Brick and Stone Repair

Brick and stone repairs should only be undertaken by specialist craftspeople using specialist materials. Using mortar to make surface repairs to stone and brickwork is not an acceptable method.

For localised repairs, a proprietary repair product should be used and can be tooled and pigmented to match the existing elevations. We have recently used Masons Mortar based in Glasgow which supplies a range of suitable products for most repair scenarios.

For larger repairs, stone/brick rotation or replacement stones and bricks may be needed. These should be like-for-like in terms of performance and aesthetics.

If the building has statutory protection, further investigation and a more detailed specification will be required for Listed Building Consent.

1.9.3 Paints

Traditional paints for timber would have been based on white lead or linseed oil. Both of these are long-lasting and permeable. More recently, plastic-based paints have become the norm.

For internal/external decoration, limewash would have originally been used before paints based on natural materials like earth and clay with natural pigments were used. As with other types of paints, in more recent times, these have been replaced with plastic-based ones.

Plastic-based paints are impermeable and can trap moisture beneath the surface accelerating the decay of the substrate. We do not recommend that plastic-based paints are used anywhere in traditionally built properties, instead, we recommend you consider the following:

Render/external areas (not made from timber) – limewash (homemade or pre-mixed), clay-based paint or mineral-based paint.

Timber – linseed oil-based paint.

Internal walls – limewash, clay or earth-based paints.

When researching/purchasing paint, we recommend that you purchase paint with the lowest SD (diffusion) value for the colour/type of paint you need. Limewash is the most permeable finish and has an SD value of 0.01.

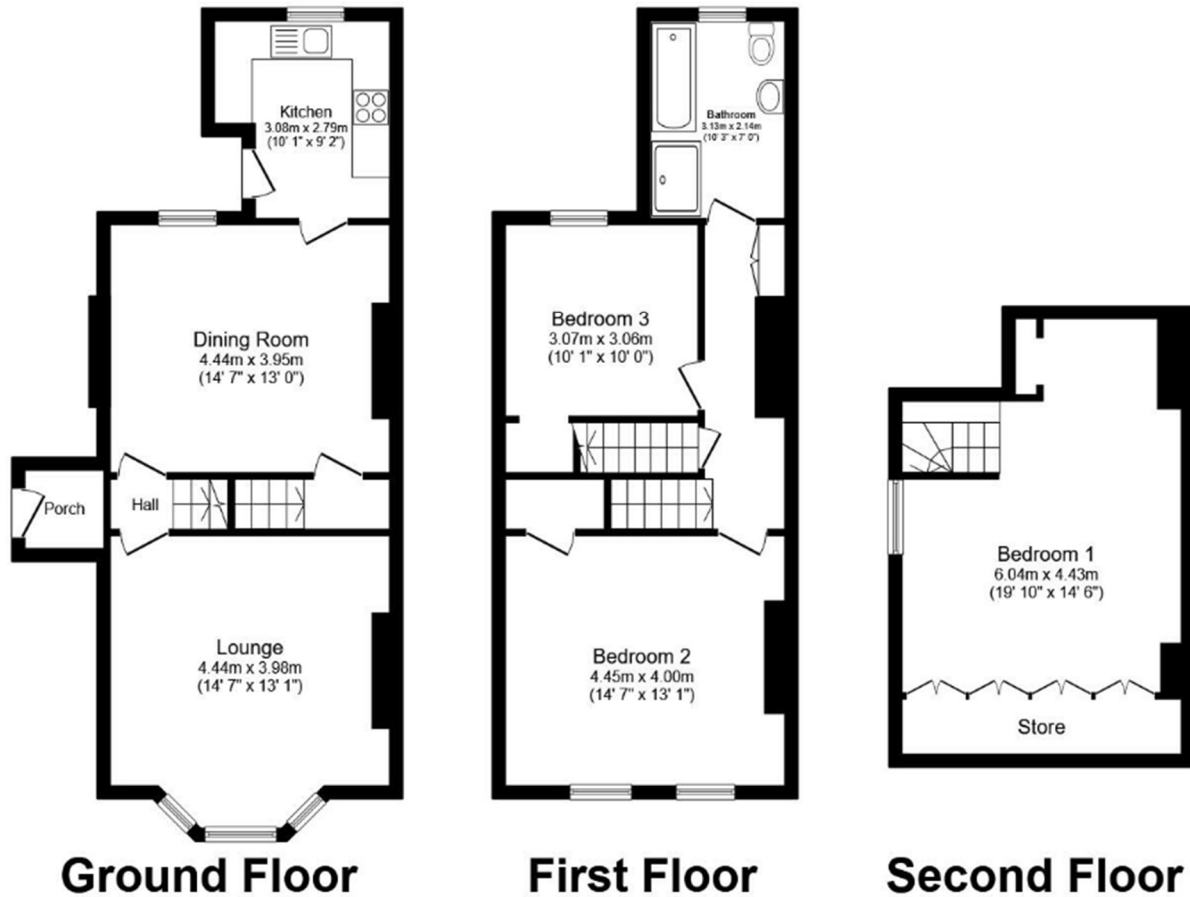
We do not recommend that wallpaper is used in traditionally constructed buildings as the paste and paper affect the permeability of the walls and the moisture management of the rooms. If wallpaper must be used, it is best to use this on the internal walls, excluding the chimney breasts.

1.9.4 Plaster

When traditionally built properties were constructed, walls would have been plastered with a traditional three-coat lime-based plaster system. Unfortunately, many properties we inspect have since been skimmed with gypsum-based plaster and painted with plastic-based paints. This leaves an impermeable internal finish and will cause increased moisture stress within the property and require more intensive moisture management. Where practical, we recommend that gypsum-based plasters are removed and replaced with lime-based plasters and that clay or earth-based paints are used to decorate as detailed above in 1.9.3.

2.0 Floor Plans

The floor plans are not a completely accurate representation of what is on-site, however, they are a good reference point for the reader. They should not be used to scale from.



Total floor area 126.2 sq.m. (1,358 sq.ft.) approx



3.0 Executive Summary

This section of the report provides our overall opinion of the property and highlights areas of concern. It must be read together with the rest of the report so that you form an overall opinion of the property. We are very happy to discuss the report with you once you have digested its contents.

Roof – the main roof covering has been repaired on numerous occasions and will likely come to the end of its economic life in the next five or so years. Some immediate repairs are needed to all pitches.

Chimneys – these are generally in acceptable condition, with some minor work needed.

Rainwater goods and drainage – the rainwater goods are generally in acceptable condition and just need to be cleared and some minor repairs undertaken. All of the drainage gullies need to be cleared of debris and re-inspected. We could not inspect the mains drainage chamber as this was sheeted over.

Windows and doors – these are generally in poor decorative order and some of the windows did not function. Repairs are needed together with preparation and redecoration.

External walls – these are generally in acceptable condition, however, there is some decay to the stone, areas of repointing required and a plan needs to be made for the damaged render on the rear elevation and off-shot.

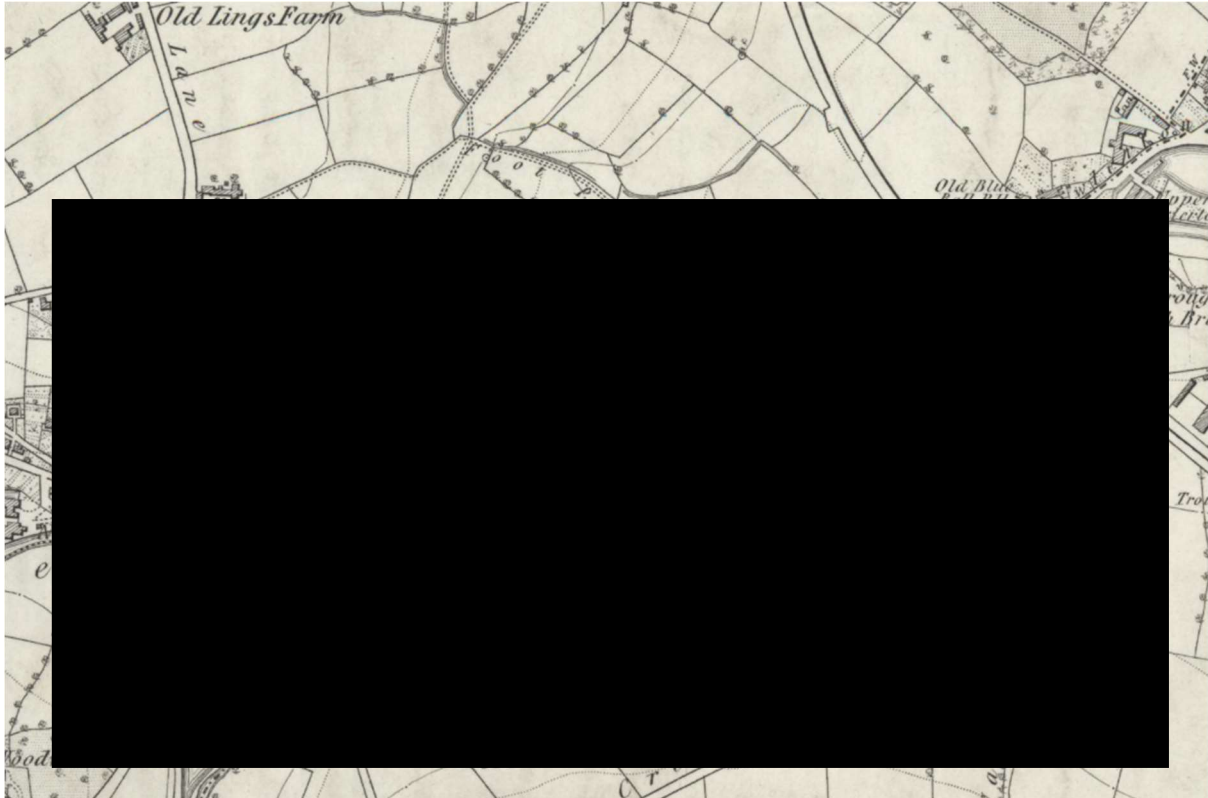
Internals – these are generally dated.

Moisture and ventilation – some immediate problems to address – see our detailed comments below.

Prior to the exchange of contracts, we recommend that you discuss this report with your legal advisor.

4.0 Property History and Overview

[REDACTED] is a three-bedroom semi-detached family home sited on a stepped plot, the front elevation facing in a north-easterly direction. We think that the property was built in the later part of the nineteenth century. The house does not appear on the first map of the area, the Ordnance Survey OS Six-inch England and Wales, 1842 – 1952, Yorkshire Sheet 294, Surveyed 1850 - 1851, published 1855:



Credit: NLS



The property appears on the next map of the area, the Ordnance Survey OS Six-inch England and Wales, 1842 – 1952, Yorkshire Sheet CCXVIC.3, Surveyed 1888 - 1892, published 1892 (the property is shown in the red box):



Credit: NLS

The vendors advised that they have owned the property since 1986. During that time, they advised there has been no flooding, there have been no neighbour disputes and they have not undertaken any works to the property. The vendor advised they *may* have made a building insurance claim on the roof, however, they could not recall the details of this.

4.1 Listing

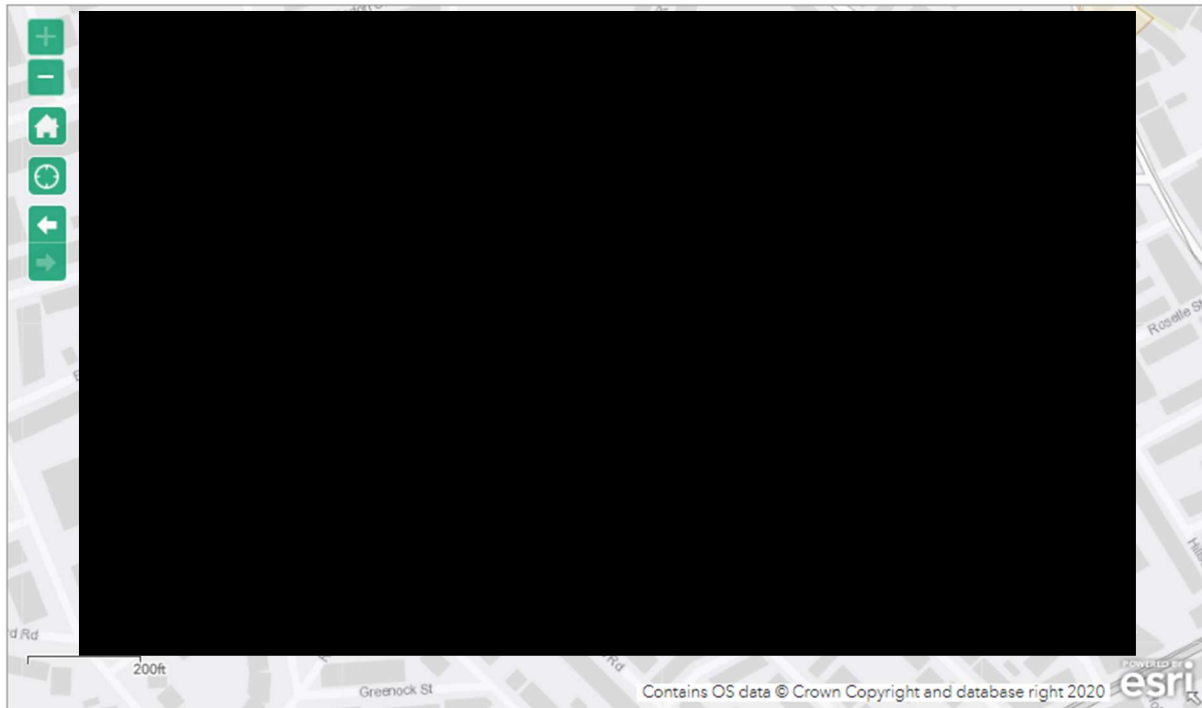
The property was not listed with Historic England when we checked their database on 20th June 2023.

Link: [https://historicengland.org.uk/listing/the-list/map-search?postcode=\[Redacted\]&clearresults=True](https://historicengland.org.uk/listing/the-list/map-search?postcode=[Redacted]&clearresults=True).



4.2 Conservation Area

The property does not lie within a Conservation Area.



Conservation Area Map

Link: <https://www.sheffield.gov.uk/home/planning-development/conservation-areas>.

Accessed: 20th June 2023



5.0 Observations and Recommendations

Our observations are made as if stood at the front of the property with the right-hand side being up the hill. Room names stated in the report are as labelled on the estate agents' floor plans. The external inspection is limited to those areas that can be seen from the ground and with the aid of binoculars and a drone.

We only see the property during the course of one day in one season, usually only in one weather condition. It, therefore, may be necessary for you to observe and monitor some items when you move in. If you become concerned about any of the areas, we have recommended that you monitor, please do contact us.

When we note that works are required, we will usually advise that these are required:

Straight away – works should be undertaken without delay to stop the defect from having an immediate detrimental effect on the property.


When you move in – within the first year of ownership.

The short to medium-term – end of the first year to year five.

Long-term – post year five.

Record and monitor – photograph/measure the defect and check it with the change in seasons to see if it gets any worse. If it does get worse, further action may need to be taken.

Before instructing contractors, you should familiarise yourself with homeowner responsibilities under The Construction (Design and Management) Regulations 2015.



5.1 Roof, Chimneys and Flashings and Roofspace

Works at a high level including those to the chimneys, roofs and rainwater goods may require scaffolding to be erected. You should factor the cost of this into any works required and consider if economies of scale could be achieved by grouping these works together.

Limitations to our Inspection

The roofs have only been inspected from ground level. We have used a drone where possible however we have been unable to physically get close to the roof covering. We have detailed our findings below; however, this should not be considered a full roofing survey and where there are multiples of the same defect, we have included examples.

5.1.1 Roof

Roof Structure

The roof is of traditional purlin and rafter construction. Due to the elevated position of the property, we struggled to get a good angle to check for deflection, however, looking at the drone photos, we did not note any concerns.

Roof Covering

The main roof covering and off-shot are finished in natural slate with clay ridge tiles. The front pitch is in generally poor condition, with some immediate repairs required. It is likely regular maintenance will be required on the covering until it is replaced. The rear and off-shot also need some immediate repairs; however, they are not in as poorer a condition as the front.

The roof covering will likely continue to need annual repairs as the fixings fail and the slates slip, however, it can likely be 'limped on' for a few more years yet. If your roofing contractor requires a scaffold to be erected for each repair, this may force your hand in terms of when you re-cover the roof. Note that when >50% of the roof is recovered, compliance with current building regulations will generally be required. Re-covering the roof will come at a significant cost, which you need to bear in mind before you commit to the purchase.

Where we have recommended repairs to the roof covering, this is to prevent rainwater ingress and dampness. Delays in undertaking these repairs could begin to compromise the roof structure.



Overhead photo of the front pitch, the ridge is covered in this section. There are several areas of slipping slates across the front pitch (red boxes). This is likely as a result of 'nail sickness' where the fixings are failing which is causing the slates to slip. Slipping slates can be replaced, however, at some point, this will become un-economical and the roof covering will need to be replaced. We have not been able to inspect the underside of the covering so we have not been able to see how serious this is at present.

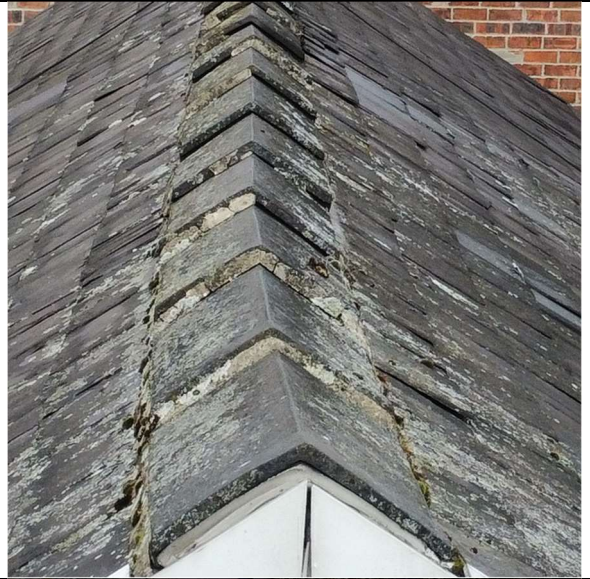


Ridge – there are several sections of the ridge pointing that are missing. The defective pointing should be raked out and replaced before winter. We have included some example photos below.



Side-on photo of the ridge – note the missing pointing between the tile abutments.

Note that the ridge tiles are not sat square along the ridge.



Example photo of where an area of slates has been replaced, but more slates are slipping.



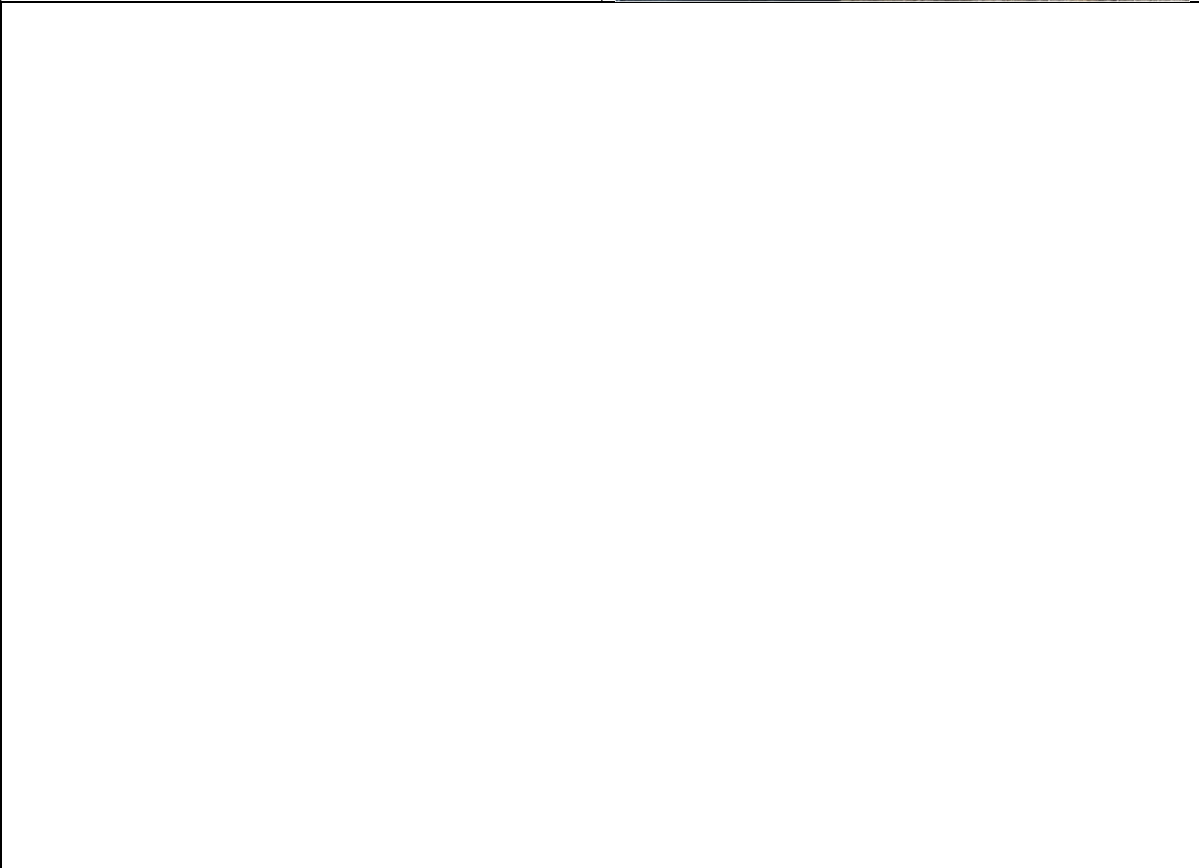
Example photos of where slates are slipping and immediate repair work is required.

Note that there are areas of moisture ingress around the chimney on the front pitch in line with where the slates are slipping.





The slates should sit halfway across the guttering run, here, the guttering has been replaced and the slates do not sit far enough over. An eaves tray has been added to mitigate this.



Overhead photo of the rear pitch – the covering is in better condition than that on the front elevation, however, some repairs are required and regular maintenance will likely be needed until the covering is replaced.



Example photo of an area of slates that have been replaced.

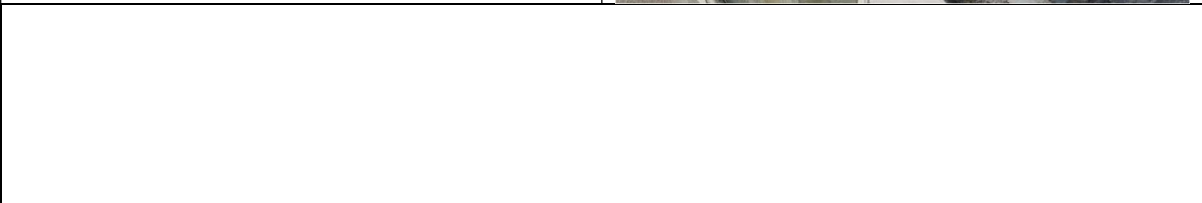
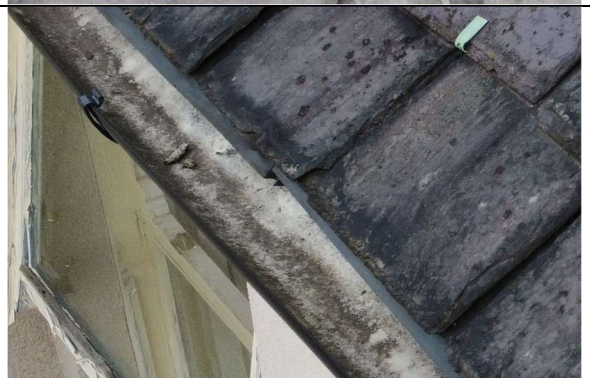




Example photos of slipped and damaged slates – all of these should be replaced before winter.



The slates should sit halfway across the guttering run, here, the guttering has been replaced and the slates do not sit far enough over. An eaves tray has been added to mitigate this.



Overhead photo of the off-shot and valley.



Ridge – there are sections of damaged and missing pointing. The ridge should be raked out and repointed before winter.



The areas of slipped, missing and damaged slates need to be repaired immediately. Example photos are below.





Valley – the lengths of lead used to line the valley are likely too long – the individual lengths should be no longer than 1500 mm, here, they look closer to 2m.



Valley – the slipping and missing slates along the valley should be replaced before winter.



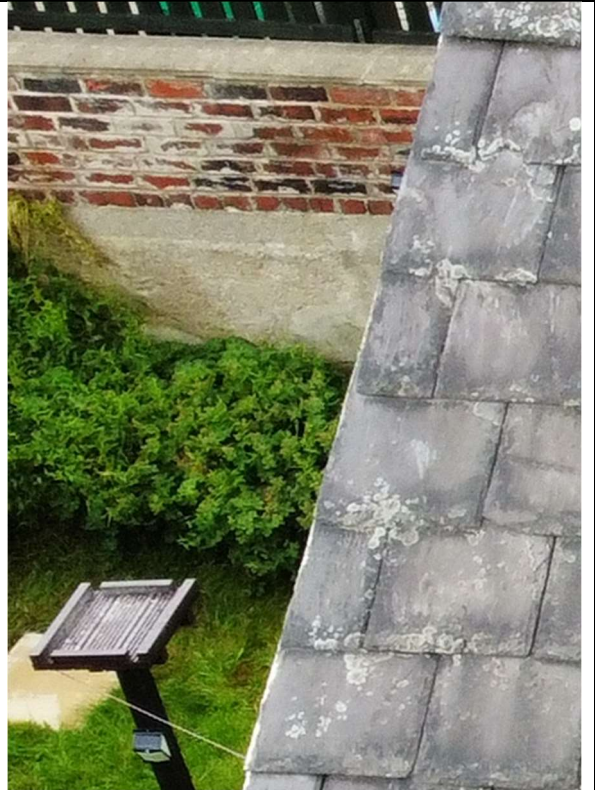
The verge detail is incorrect. The slates should run:

Slate
Slate and a half
Slate
Slate and a half etc.

Here, they run:

Slate
Half slate
Slate
Half slate

The small slates likely only have one fixing hole and will therefore be more prone to premature failure by wind uplift and rattling through their fixings.



Red circle – there is only one fixing hole in this half-slate and it is slipping off the verge.



Verge – the slate line along the verge should project at least 50 mm from the elevation below. Here, the slates are flush with the elevation which may cause problems with rainwater run-off into the wallhead.

This is a complicated, uneconomical problem to remedy.





Eaves - the slates should sit halfway across the guttering run, here, the guttering has been replaced and the slates do not sit far enough over. An eaves tray has been added to mitigate this.



The abovementioned eaves tray is damaged/missing towards the outlet and should be replaced to mitigate against the incorrectly positioned eaves course.



Overhead photo of the porch roof



Some of the slates have been replaced and others are cracked.

The cracked slates should be replaced in the short-medium term.



Rear left-hand eaves – the area of damaged slates needs to be repaired before winter.

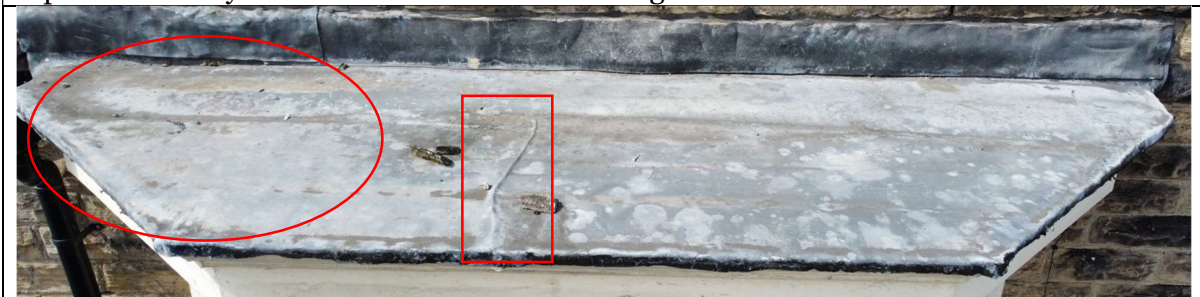


Flashing – this should have been done in a stepped lead flashing and soaker detail, here, a one-piece cover flashing has been used.

This is functional, so there is little point in correcting this for the time being.



Front elevation, bay window roof – the covering is made from a single sheet of lead, which is too large for this purpose and is ruckling in the centre (red box). Red circle – internally, there is a cool spot in this area suggesting that moisture may be getting in. A plan should be made to replace the covering before it damages the substrate or this will be a much more significant job. We recommend that two sheets of lead are used with a mopstick detail down the centre. The cover flashing has been more recently replaced and the reason for this replacement may be what caused the moisture ingress noted above.



Front elevation, bay window – the guttering arrangement is not ideal. You should observe this from the bedroom window during and following rain to see if the rainwater is contained.



Kitchen lean-to – it looks like the flashing detail has been mortared over. This is starting to crack and should be monitored, repairs will likely be needed in the medium term.



Kitchen lean-to - examples of where the slates do not sit flat on top of each other – this could cause problems with wind-driven rainwater ingress.



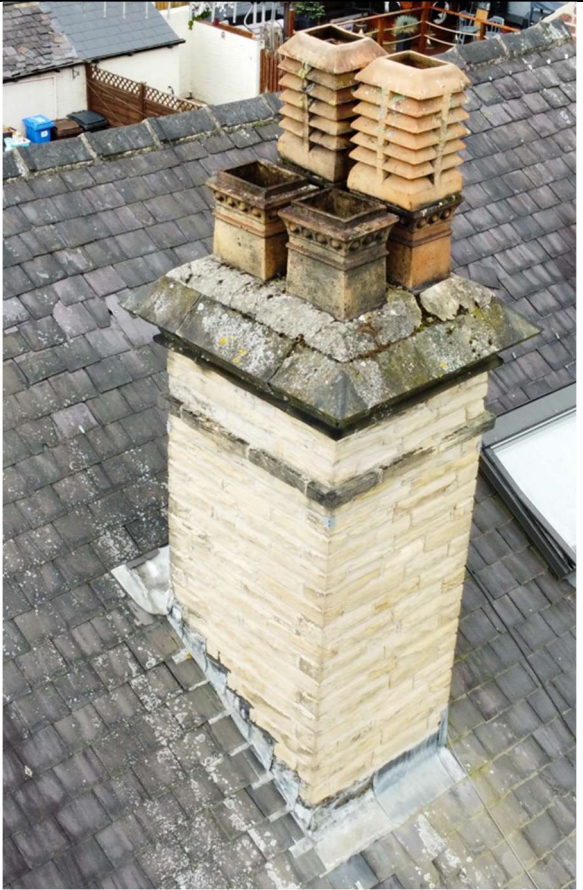
5.1.2 Chimneys and Flashings

The property has 3 chimney stacks, which are all shared with the right-hand neighbouring property. You should ensure you are happy with this arrangement and ask your legal advisor to check the deeds to see if there is any documentation pertaining to the maintenance of these shared stacks.

The chimney stacks are the most exposed part of the property and these should be inspected annually and their condition recorded to ensure that any defects are tracked and repairs are arranged when required. A poorly maintained stack can allow rainwater penetration internally and debris to block the rainwater goods and drainage.

Redundant chimney flues are full of impurities from years of burning fossil fuels. If flues are well-ventilated and dry, these are unlikely to cause any problems. If moisture builds up inside unventilated flues, these impurities will dissolve and migrate around the moist areas. When the moisture finds somewhere to evaporate e.g., the surface finish of the chimney breast, the impurities will be left on the surface. If the surface finishes are not permeable e.g., a gypsum-based plaster and a plastic-based paint, damage to the surface finishes is likely to occur.

The front stack had a T.V. ariel mounted on it. The fixings should be regularly inspected to ensure that they are satisfactory.

<u>Front Chimney Stack</u>	
<u>Pots</u>	
Two clay pots, these appear to be in acceptable condition from the drone photos. We recommend that vented caps are added to the tops of the pots to minimise rainwater ingress (subject to using one suitable for the gas fire in the front room if this is to be retained).	
<u>Flaunching</u>	
This is in acceptable condition with only a couple of cracks and will likely last another couple of years before it needs to be replaced.	
<u>Corbelling</u>	
The corbelling is soot-stained, however, is in acceptable condition.	
<u>Stack</u>	
Due to the property's elevated position, we have not been able to get as far back as we would like to have to check the stack for plumbness from the ground, however, we did not notice any significant lean from the vantage point across the road.	
There are areas of decay to the stone that forms the stack and some of these stones	

have been inappropriately repaired with mortar.

Flashings

The lead looks to be the original lead (based on its colour and condition). This will likely last a few more years until it needs to be replaced.

Two example photos show the decay of the stone forming the stack. The red box shows where mortar has been inappropriately used to try to 're-face' some of the stones. Based on the colour of the mortar, this looks to have been repointed with a cementitious mix. We recommend that this is removed, the stones repaired and the stack repointed in the short-medium term. Please see our comments above on stone repair and mortars.



Rear Chimney Stack

Pots

Two clay pots, both with mushroom vents on the top. These look to be in acceptable condition.

Flaunching

The flaunching looks to have been recently replaced. Based on the colour, this looks to be a cementitious mix, which we do not recommend.

Corbelling

This looks to be in acceptable condition.

Stack

This looks to be in acceptable condition; however, we could not get far enough back to check for lean.

Flashings

The lead looks to be the original lead (based on its colour and condition). This will likely last a few more years until it needs to be replaced.



Flaunching – there are some minor hairline shrinkage cracks in the mortar and an area where the mortar is missing.



The lead saddle piece should be dressed under the ridge tile as opposed to over it. This should be amended when the ridge is repointed.



Off-shot Chimney Stack

Pots

The pot has been removed and the flue capped off. We recommend that the flue is opened back up and a pot with a vented cap is added to the top of the stack, or, as both this flue and the neighbouring flue appear to be redundant, the stack could be removed and the penetration slated back over.

Flaunching

The flaunching looks to have been recently replaced. Based on the colour, this looks to be a cementitious mix, which we do not recommend.

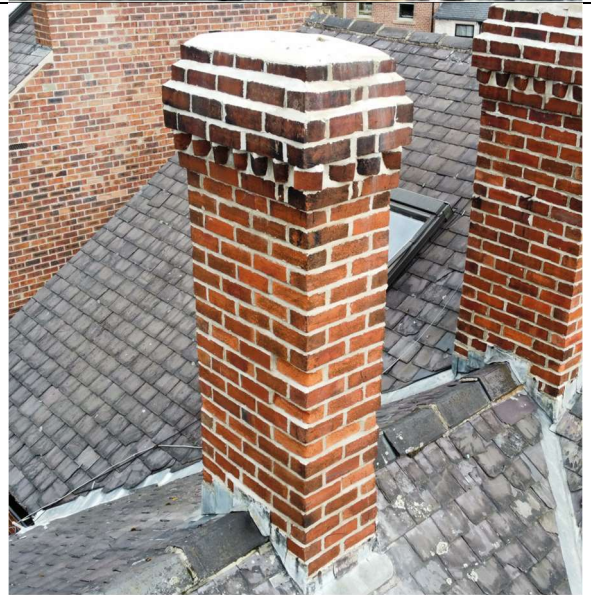
Corbelling

This looks to be in acceptable condition.

Stack

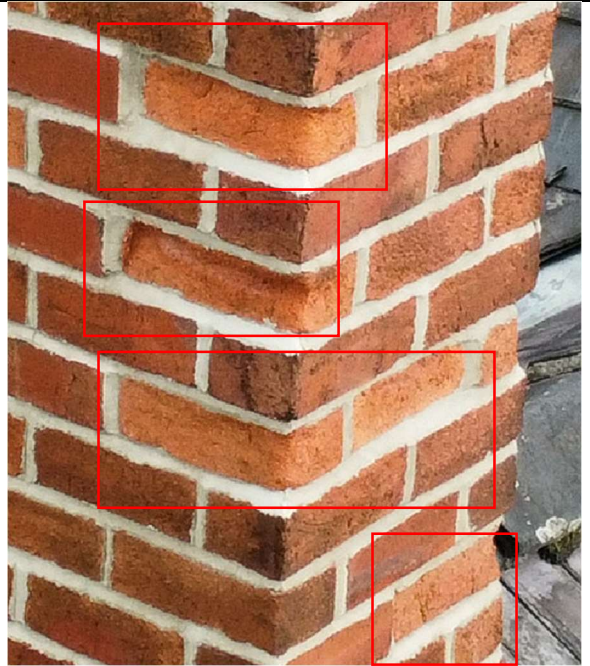
This looks to be in acceptable condition; however, we could not get far enough back to check for lean. There are a couple of decayed bricks that should be appropriately repaired next time high-level works are undertaken.

Flashings



The lead looks to be the original lead (based on its colour and condition). This will likely last a few more years until it needs to be replaced.

Example photo of some of the decayed bricks.



The lead saddle pieces should be dressed under the ridge tiles as opposed to over them – this applies to both sides of the stack.

This should be amended when the ridge is repointed.

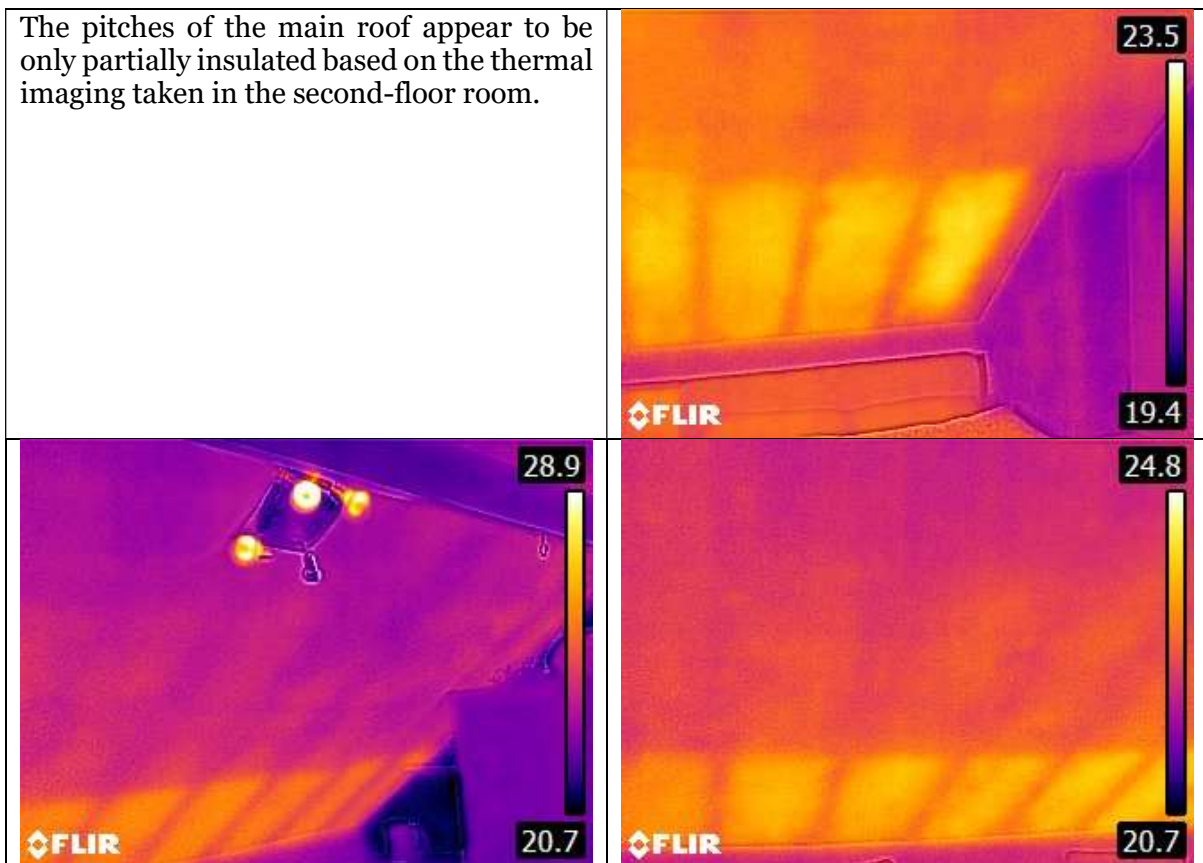


5.1.3 Roofspace

There is a 'room in the roof' – bedroom one. You should be aware that this room doesn't meet current regulations in terms of being classed as a bedroom, however, as it has an original window, there has likely always been a room of some description here. To put this into perspective, many of the houses that we inspect have a 'room in the roof' with similar construction details and there is a seemingly endless debate between surveyors and legal advisors as to whether these houses should be classed as two or three-bedroom. This debate may end in a unanimous decision at some point in the future, however, as far as we are aware, these 'rooms in the roof' have been questioned by surveyors and legal advisors for at least the last fifteen years with no definite conclusion.

Along the front pitch, we could not get access to the eaves area (only the storage cupboards). We recommend that an access hatch is made through the storage cupboard so that the eaves area can be accessed (and the front bedroom ceiling insulated if desired). At the rear, the bed was blocking what looked to be the access hatch so we have not been able to inspect this area. There was no access above the bathroom to the off-shot roof void.

The pitches of the main roof appear to be only partially insulated based on the thermal imaging taken in the second-floor room.





5.2 Rainwater Goods and Drainage

The rainwater goods and drainage are vitally important to the effective management of rainwater around the property. If repairs are not actioned promptly, faults could quickly lead to problems with penetrating dampness internally and further deterioration of the building fabric. Rainwater goods and drainage should be inspected at least every six months and any debris present cleared. It is possible that due to climate change, and more persistent heavy rain that the capacity of the guttering, fall pipes and drainage will need to be increased.

Limitations to our Inspection

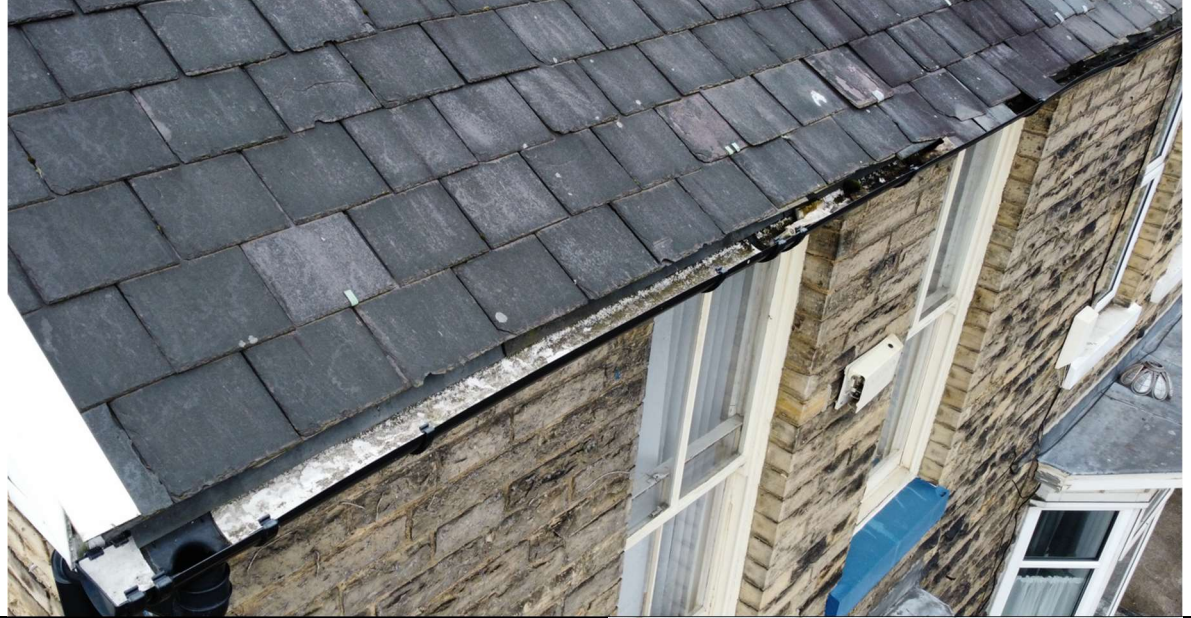
We do not perform or comment on drainage design calculations or test installations. We have not had sight of any drainage plans or maintenance records and would recommend a CCTV and mapping-type survey if you require assurance as to their condition, capability and safety. Contractors should be familiar with the requirements of Approved Document H, BS EN 13508-1:2003 and the Manual of Sewer Condition Classification, 5th Edition.

At the time of our inspection, the weather was dry and we were unable to observe the functionality of the rainwater goods and drainage. You should observe the fittings during heavy rainfall and repair any leaks as soon as possible.

5.2.1 Rainwater Goods

The rainwater goods were all uPVC. uPVC rainwater goods are likely to suffer from UV degradation and bleaching and the seals in the unions and outlets will need replacing during the lifetime of the system.

Front guttering run, uPVC – there is debris trapped at the right-hand side of the run, away from the outlet, this is likely a result of the guttering not being set to the correct fall. Consideration should be given to re-setting the guttering to the correct fall (1:40).



Example photo of the debris – this should be cleared out before winter.



A lead saddle should be added where the two runs of guttering abut.





The clip has snapped off the top of this guttering bracket, the bracket should be replaced before winter.



Overhead photo of the rear run.



There is debris trapped at the left-hand side of the run, away from the outlet, this is likely as a result of the guttering not being set to the correct fall.

The debris should be removed before winter and consideration given to re-setting the guttering.



Off-shot guttering – the debris should be cleared before winter and consideration given to re-setting the run to the correct fall.



Kitchen lean-to – the guttering is not fitted close enough to the eaves course. As with the other sections, an eaves tray has been added to try and mitigate this.


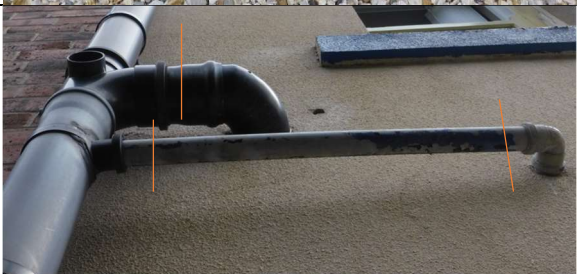



Additional pipe clips should be added to support the wrap-around/swan neck-type arrangement.



5.2.2 Drainage

There are mature trees and bushes close to the front and rear drainage runs. We recommend a CCTV inspection of all of the below-ground drainage to check for tree root damage. Any damage found should be repaired.

<p>Kitchen – we could not see what this pipe serves internally. If it is redundant, it should be appropriately terminated to prevent insect etc. infestation.</p>	
<p>Rear elevation, soil vent pipe – pipe clips should be added to the branches to take the pressure off the joints.</p> <p>There is sun bleaching to the pipe which is likely to make it brittle and lead to premature failure.</p>	
<p>Rear elevation, soil vent pipe – ground levels have been raised around the base of the soil vent pipe, partially burying the rodding eye which will now be difficult to access if there is a blockage.</p>	

Rear elevation – the pipe boots should be better directed into the centres of the gullies, the areas of damaged mortar should be repaired and the gullies cleared out with the grills re-set in the short term.

These should then be tested to ensure water is correctly discharging into the gully and not escaping.



Gully to the rear of the porch – this needs clearing of debris in the short term, and then inspecting for damage. There may have been some movement in the porch and it is essential that the drainage is in repair before monitoring begins.

A boot should be added to the bottom of the fall pipe to better direct water into the centre of the gully.



Front gully – this was full of debris and the fall pipe goes below ground level.

This should be cleared out and inspected in the short term and a grille/grate added to the gully and boots to the base of the fall pipes.



Left-hand front gully – this needs to be unblocked and reinspected in the short term.

The cracked section should be replaced in the short term and a grille/grate added to prevent debris from entering the trap.



There is a large bush growing hard up against the front left-hand corner.

This may be causing damage to the clay drainage below ground and we recommend that this is inspected in the short term and any defects repaired.

These gullies may lead to a soak-away in the front garden, which should also be inspected and may need to be dug out and replaced if it has silted up.



Rear garden – both inspection chambers are covered in sheeting/membrane so we have been unable to inspect the below-ground drainage (or frames).

Your legal advisor must review the drainage documents – if this section is shared, it should be the responsibility of Yorkshire Water, if not, it will be your responsibility and the drains should be inspected.

The chamber cover and possibly the frame will need to be replaced as there are no handles.





5.3 Windows and External Joinery

5.3.1 Windows and Doors

Windows and doors need to be well maintained so that they are easy to use and provide an adequate level of security. If windows do not function correctly, they may not be used by the occupants to ventilate the house which could cause condensation to build up. Timber windows should be decorated with linseed-oil-based paints as detailed in Section 1.9.3.

To ensure that the property is kept secure, we recommend that all window and door locks are checked on a regular basis and that the locks are changed when you complete the purchase and that the replacement locks meet your home insurance company's requirements.

Where the windows and masonry meet, the gap is either sealed with pointing or not sealed. Pointing often cracks and can allow rainwater to penetrate the walls. Where the abutment is not sealed, a burnt sand mastic should be used to seal the abutment.

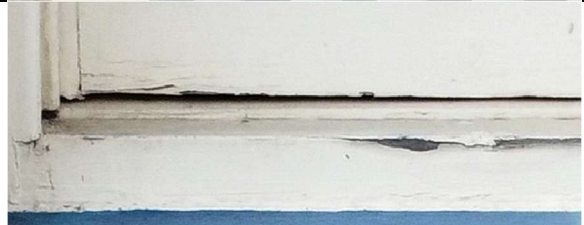
Generally, the timber windows are all in poor decorative order and you should budget to undertake preparation, localised repairs and redecoration in addition to the repairs detailed below. You may find that it is more economical to replace some of the windows.

Windows that we could not open may conceal defects that we have not been able to identify.

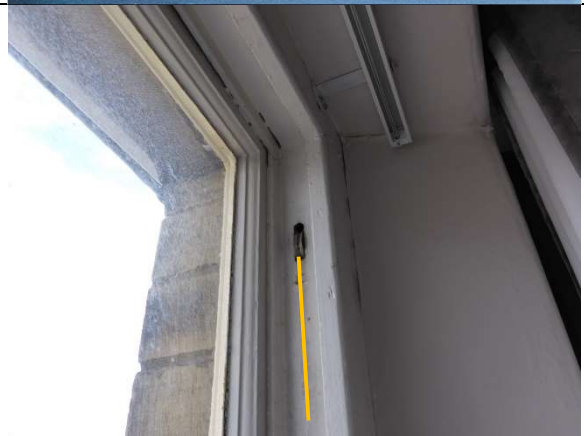


Front Elevation

First-floor, right-hand bedroom window – there is some damage that should be repaired before the areas are prepared and redecorated. We recommend this work is undertaken in the next year.



This window has no sash ropes and does not open. It should be repaired so it functions correctly.



First-floor, left-hand bedroom window – there is some damage where the bottom rail connects to the stud on the upper and lower window sections – these areas should be repaired, prepared and redecorated in the next year.





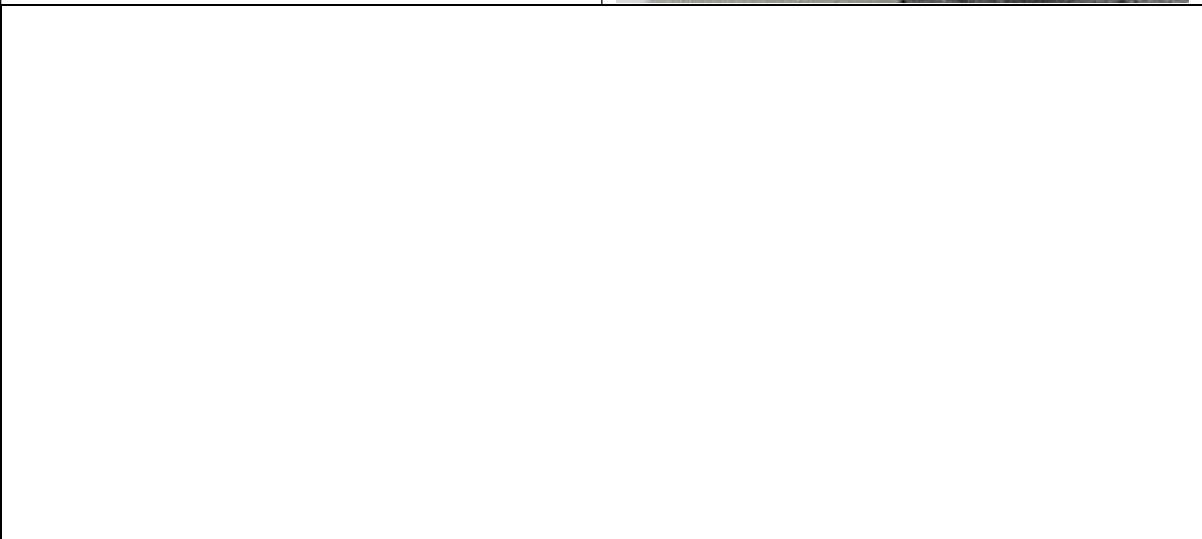
Front bay window – the vendor advised that the windows do not function. They are in poor decorative condition and there are areas of failing putty and decay to the timber.

Refurbishment will be required to bring the windows back into functioning condition.

We have included some example photos as opposed to photos of all of the defect areas.



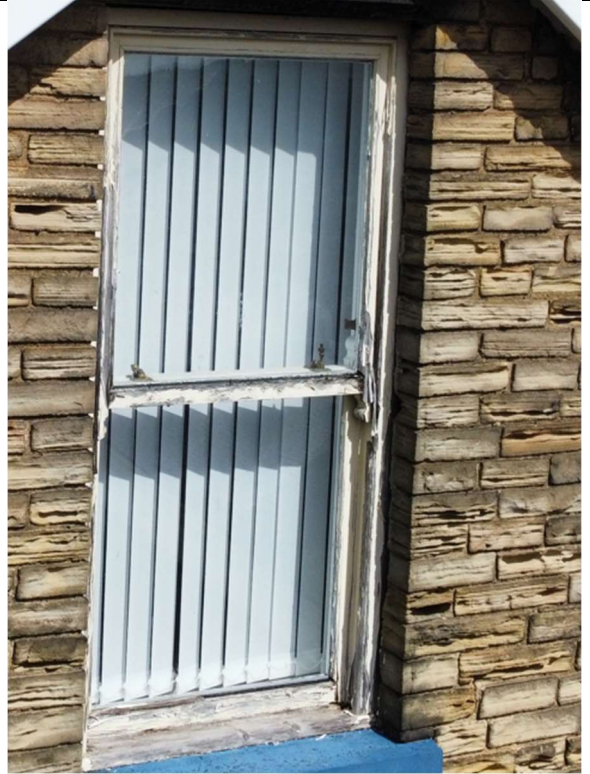
Front bay window – there is no seal at the abutment with the front elevation. We recommend both sides are cleaned up and sealed with burnt sand mastic as part of the refurbishment process.



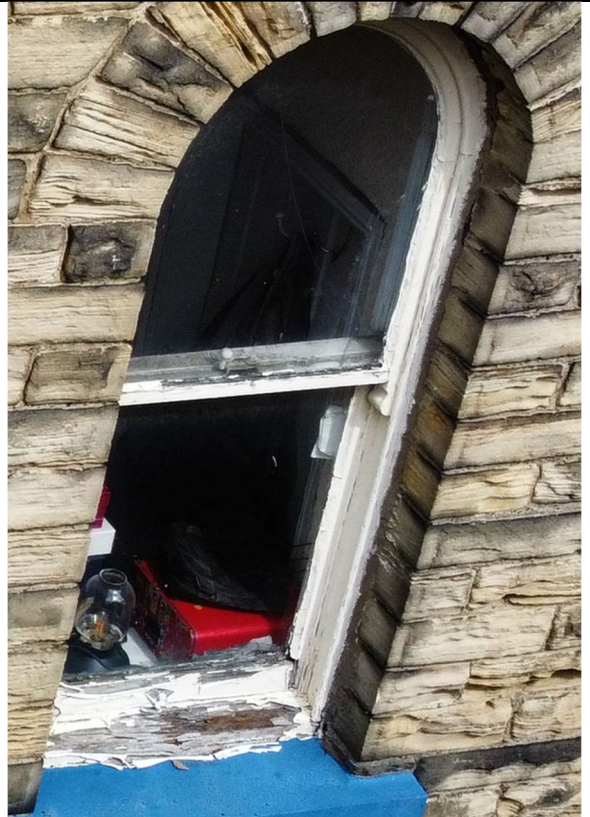
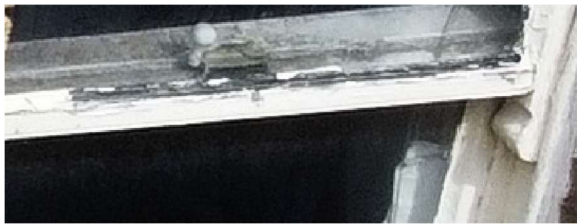


Left-hand Elevation

Second-floor window – the frame is in poor condition, repair, preparation and redecoration are required; we recommend before winter. Where the frame abuts the reveal, it has been sealed with expanding foam and there is a large gap. This should be sealed with burnt sand mastic before winter.



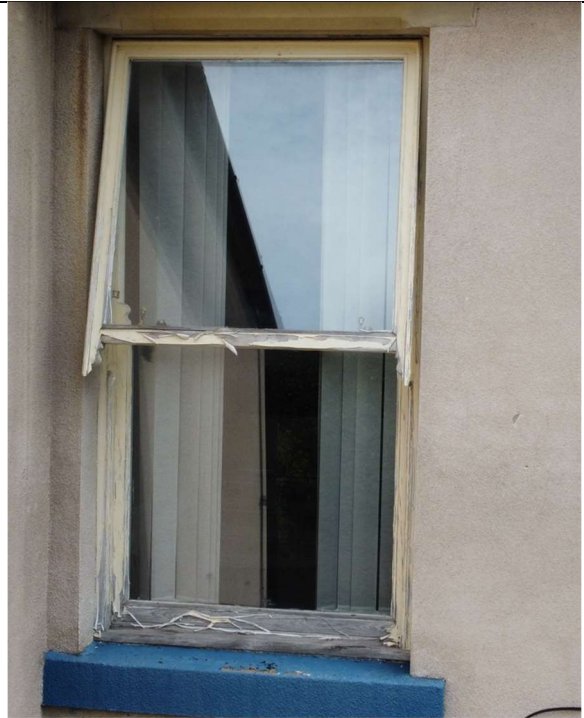
First-floor window – this is in poor condition and the glazing is cracked. The window should be repaired/replaced in the next year or so.





Rear Elevation and Off-shot

First floor, rear bedroom – the frame needs preparation and redecoration, we recommend that this is undertaken before winter.



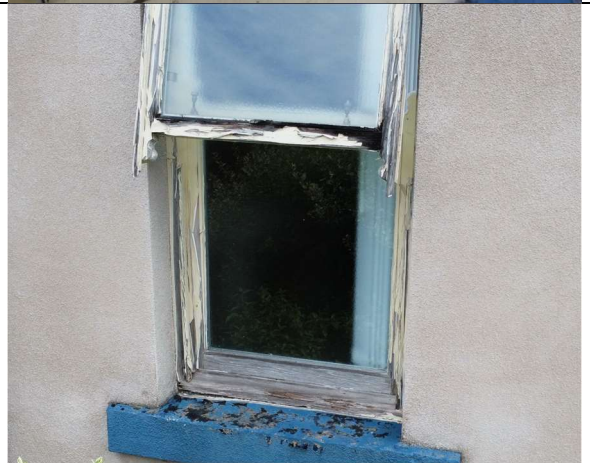
Dining room window – the sill is rotten and the window is in generally poor decorative condition. The sill needs to be repaired/replaced and the window prepared and redecorated.



Bathroom – the window frame is in poor condition, this could be repaired and redecorated, however, replacement may be more economical.

The lower rail in the opener is in particularly poor condition and looks like it may fail soon.

Note our comments above on paints.





Kitchen window – this is in generally poor order, and repairs are required before preparation and redecoration. It may be more cost-effective to replace the window.



Rear (Kitchen) door – there is decay around the bottom of the frame. This needs cutting out and fresh timber splicing in. The frame will then need preparation and redecoration.



Rear (Kitchen) door – this needs preparation and redecorating. The door does not fit particularly well in the frame and binds in areas.

Note that there is a cap flat hole in the door.





Where the windows are below 800 mm from the floor, toughened safety glass should have been used in the lower panes (which it has not been).



5.3.2 External Joinery

The original timber joinery has been replaced with uPVC.

Ridge – there should be a cover strip that fits across the mitred abutment.



In several areas, the seal around the perimeter of the uPVC elements and the elevations is broken/shrunk. Although this is good for ventilation, it could allow insects etc. into the voids.





5.4 External Walls

Any repairs and maintenance detailed in this section should be undertaken in accordance with our comments in Sections 1.9.1 and 1.9.2.

The front and left-hand elevations are of solid stone construction, and the rear and off-shot are of solid brick construction that has been rendered.

The original pointing is lime-based and this is still present in some areas. In other areas, this has been re-pointed/overpointed with a cementitious mortar which is inappropriate for the building – see our comments above on mortars.

There are areas of decay to the stone, caused by a combination of age, vegetation damage, inappropriate mortar and possible chemical injection damp proofing.

Limitations to our Inspection

Across the rear and off-shot, bar the back bedroom, all of the lintels have been rendered over so we have not been able to inspect these.

General Example Photos

Where the stone does not have a flat face, we have not been able to use the level to spot-check the plumbness of the walls. On the corners, the stone has been dressed to a 90° arris and we have been able to use the level to check for plumbness and found these areas to be plumb.



Where the walls are rendered, the finish is textured and in places, it is not flat (note the gap at the back of the level), so we have been unable to use the level to spot-check these walls for plumbness.



A close-up photo showing where ivy has been growing up the front elevation. This is likely responsible for some of the damage detailed below.



An example of the soft, lime-based original mortar.



An example of a harder, likely cementitious mortar that is inappropriate for a traditionally constructed house.



Example of inappropriate re-pointing style and material.





An example of where the elevation has been 'overpointed' and the cementitious mortar has caused some decay to the stone.

The inappropriate mortar needs to be removed, and the stone needs to be defrassed and repaired if necessary and the area then needs to be repointed.



Examples of where there is no mortar in the perp joints. These need to be properly raked out and repointed before winter.



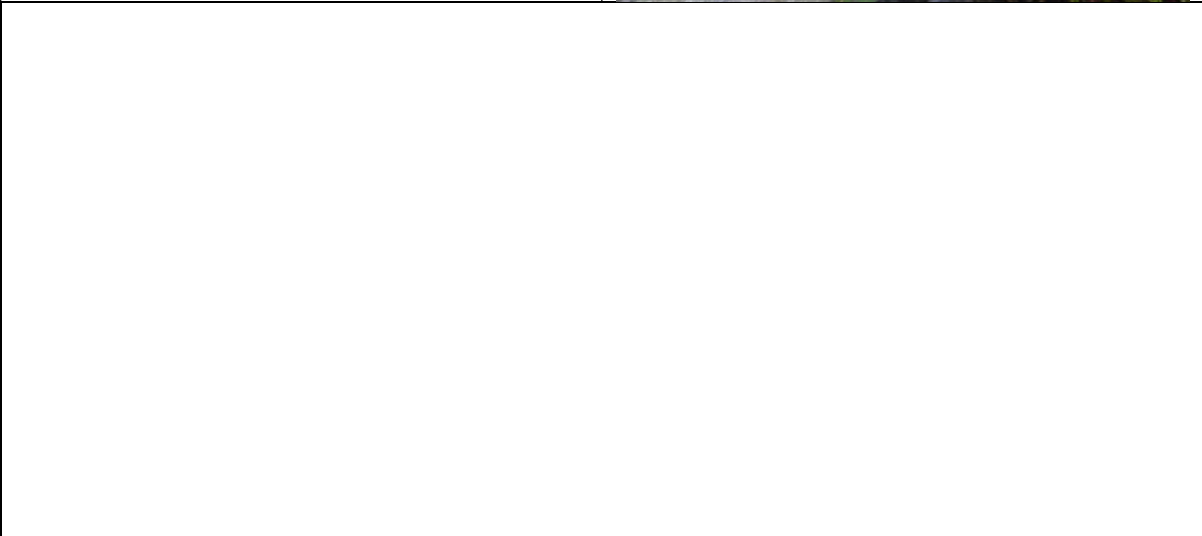


Examples of areas that have been repointed in an inappropriate cementitious mortar mix which has then caused the stone to decay.

The inappropriate cementitious mortars should be removed, the stones defrassed/repared and the areas repointed in a more appropriate mortar mix.



Example of some surface decay to the lower stones – these should be defrassed in the next year.



Front Elevation

The area below the front bedroom window/above the living room bay – there are two areas of stepped cracking that have been repointed and some perp joints that have no mortar in them. We did not note any cracking to any of the stones. There could be several reasons for this – tree roots and/or drainage may have caused some structural movement and/or there may have been some water ingress that has damaged the bressummer beam above the bay window. In the first instance, we recommend that this area is recorded, properly repaired (joints raked out to a minimum of 25 mm and repointed in hot lime) and then monitored for at least one year (in each season) to establish if there is any active movement. If the joints do open back up, further invasive investigation and repair will be required.

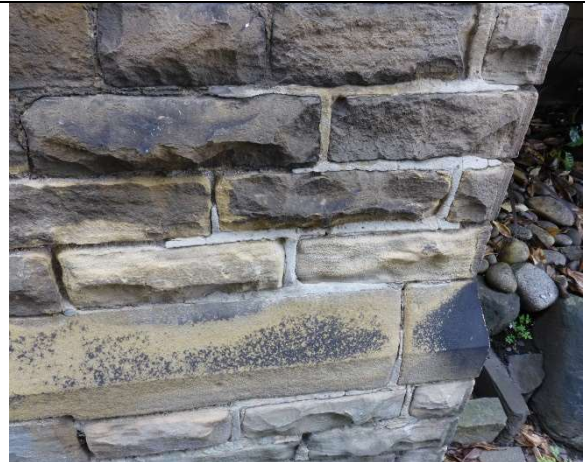
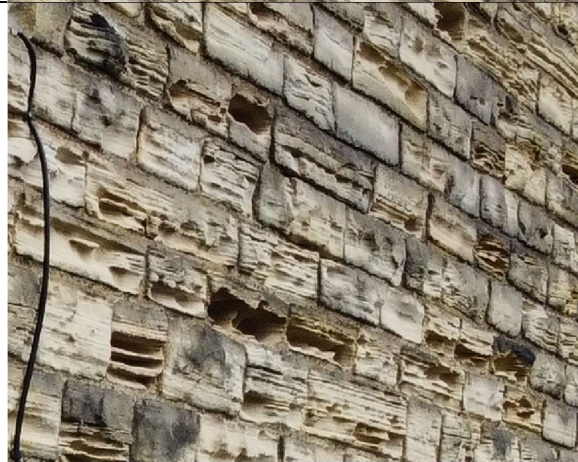


There is some surface decay to the plinth stones, these should be defrassed by a stone mason.

An additional pipe clip should be added to the fall pipe under the elbow.



Left-hand elevation – some examples of stone decay. Some of the stones that are worse affected will need to be replaced in the medium term. A matching stone should be sourced in advance of the works. There are perhaps 25 – 35 stones that will need to be replaced, many of these are at high level and a scaffold will be required.



The wall has been poorly repaired where the boiler flue penetrates.





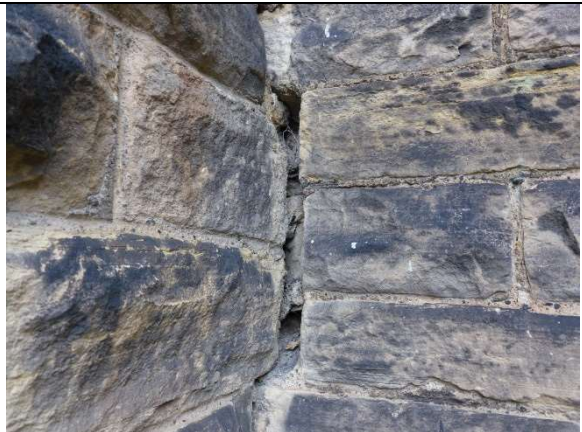
Porch – example photos of weathering and some decay to the stone and washed-out mortar joints which need properly raking out and repointing. We recommend the stone is defrassed and the joints re-pointed before winter.



On the rear side of the porch, there is a larger gap where the stone is toothed into the left-hand elevation.

The upper outer edge of the wall is c. 20 mm out of plumb, however, there were no cracks to the mortar joints or stone.

We recommend that this is recorded, repaired and monitored with the seasons going forward. If it is established that there is some active movement, some tying back may be required. There was no internal cracking in this area.



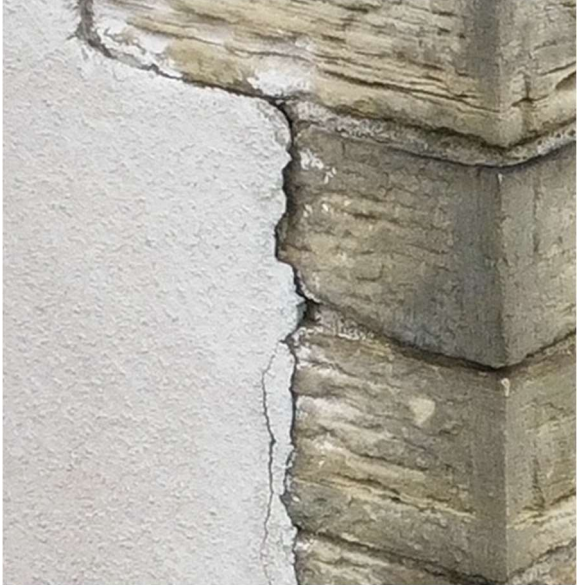


Rear Elevation and Off-shot

The render is cracking and coming away from the substrate in some areas. This is likely a cementitious mix and is not original to the house. We have included some example photos of the defects below.

The cracks will allow rainwater to penetrate the render and this will likely cause problems with freeze-thaw weathering, damage to the substrate and penetrating dampness.

In the not-too-distant future, the render should be removed and the substrate assessed before a plan can be made to either retain and repair the substrate and have this as the external face, or, re-render in a more appropriate mix.





Off-shot, rear elevation – the verge line is stained due to the abovementioned lack of projection on the verge slates.



Off-shot, rear elevation – these look like redundant service penetrations, they are not visible internally.

If they are redundant, they should be removed.





5.5 Internals

Floor coverings, furniture and contents restricted our inspection in some areas and it is possible that defects could be concealed behind these items.




5.5.1 Ceilings

Where ceilings were wallpapered, we have not been able to inspect the condition of the ceiling above.

See our comments above in Section 1.9.3.

A Note on Lath and Plaster Ceilings

Lath and plaster ceilings can and do fail without warning. There are several causes of failure, principally based on fixing corrosion and associated problems, vibration and overloading of joists. Once the cause has been addressed, most lath and plaster ceilings are repairable.

<p>Second floor – some of the plasterboard joints are visible through the plaster.</p>	
<p>Front and rear bedrooms – the ceilings have blown vinyl paper on, which may be difficult to remove and cause damage to the substrate.</p>	
	



Bathroom – there is a textured coating on the ceiling. This should be checked for asbestos before it is disturbed.



Hallway – textured/blown wallpaper on the ceiling.



Living room – there is a side-to-side hairline crack in the ceiling emanating from the centre of the chimney breast.

This could be cut out and filled during the course of redecoration, however, it may reappear with time.



Living room, bay window area – there are some hairline cracks around the bay window, see comments above.







Cellar head – a section of the lath and plaster ceiling has failed. This should be repaired or taken down and plaster boarded to ensure it is safe.



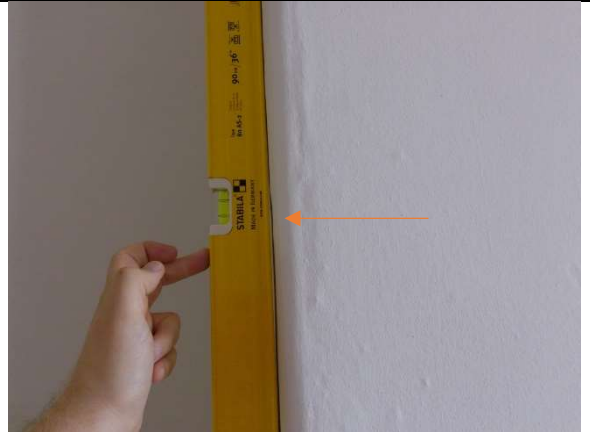
5.5.2 Walls and Partitions

The internal walls are a mix of lath and plaster, stud and solid construction all with a plaster skim and wallpaper/modern painted finish. There are some hairline cracks in the plaster in some rooms. As with the ceilings, these can be filled in when you re-decorate, but some will likely reappear. There are also isolated areas where the plaster sounded hollow when knocked, these areas will need patch repairing when the rooms are redecorated. It is likely that more areas will need localised repair work if the wallpaper is stripped.

See our comments above in Sections 1.9.3 and 1.9.4.

<p>Second-floor – an example of where the surface finish is not flat.</p>	
<p>Second-floor – to the front side of the window, the wall is out of plumb, there was no cracking in the areas we could see, however, there was a wardrobe in front of this area of the wall.</p>	
<p>Bathroom – the surface finishes are not flat. There was no cracking in the plaster.</p>	

Front bedroom – the walls are generally plumb; however, the surface finishes are not all flat.



Kitchen, dining room wall – the wall is out of plumb; however, the surface finishes are also not flat.



Kitchen – there is a small area of vertical cracking around the door/lean-to confluence.

There is no record of this work on the Building Control portal. The beam is level.

The area is tiled and clad below and there was no visible damage to the surfaces below.

This should be investigated further when the room is next redecorated.



Dining room – the walls are generally plumb; however, the surface finishes are not flat.

The plaster was hollow in places.



Living room – the walls are generally plumb; however, the surface finishes are not all flat.





5.5.3 Floors

All the floors bar the kitchen are of suspended timber construction, the kitchen floor is likely of solid concrete construction.

Suspended timber ground floors require adequate ventilation to prevent the build-up of moisture which creates the ideal conditions for timber decay and insect attack. Sub-floor ventilation is detailed further in Section 5.6.4 – Ventilation.

In the kitchen, there is a solid concrete floor. We have not been able to determine if there is a damp-proof membrane under the floor slab and if/how this has been detailed into the external walls. Solid concrete floors can cause problems with moisture, see the diagram in Section 1.9 and comments in Section 5.6.3.

During our inspection, ‘heel drop tests’ were carried out in each room and there was some bounce in all of the rooms, however, we did not consider this excessive bearing in mind the age of the property.

<p>Second floor – the floor is out of level by c. 5 mm front to back and side-to-side.</p>	
<p>Rear bedroom – the floor is out of level by c. 5 mm front to back.</p>	



Bathroom – the tiles around the door are loose and should be affixed back into place and re-grouted to maintain water tightness.



Bathroom – the floor is out of level by c. 10 - 15 mm front to back.



Bathroom – the tiling/room are not square.



Front bedroom – the floor is c. 10 mm out of level side-to-side in front of the cupboard and has perhaps dropped a little. As the floor is laminate, we could not lift this to check.





Kitchen – most of the floor tiles were cracked.



Hallway – the floor is c. 30 mm out of level in the side doorway area.

There is no access to this area from below to check the condition of the joists and we have not been able to find a hole to put the thermo-hygrometer probe down.

If the laminate flooring in this area is lifted, this should be investigated further as the floor timbers may be decaying.



5.5.4 Internal Joinery

The property had two timber staircases which were carpeted so restricted our inspection from the top side. There was some creaking to several of the stair treads which should be braced.

Second floor – note that the balustrade is c. 790 mm from the floor, current regulations are 900 mm, and the spindles are c. 130 mm apart, current regulations state that a 10 mm sphere should not be able to pass between spindles (there is no requirement for retrospective compliance).



Second-floor staircase – the top steps are not level. The staircase should be repaired before the room is in regular use.

Repairing staircases can be tricky work and a suitably experienced carpenter should be employed.



Second-floor staircase – there is no handrail. We recommend a handrail is added if the room is in regular use.



Second-floor door – the door is not square in the frame.



Landing floor – there are areas of undulation across the floor.



Back bedroom – the door does not sit square in the frame.



Front bedroom – the door binds on the frame.



Front bedroom, cupboard – the door does not sit square in the frame.



Dining room – the kitchen and hallway doors did not sit square in their frames.



Living room – the door does not sit square in the frame and does not stay closed.



Living room – the sections of the skirting board at either side of the hearth are missing.



5.5.5 Fireplaces, Chimneys and Flues

There is a gas fire in the living room and an open fire in the dining room. The front bedroom and landing fireplaces have been blocked up.

The off-shot chimney breast (likely serving the kitchen) appears to stop between the ground and first floors.

Flue ventilation is detailed in Section 5.6.4 – Ventilation.

Dining room – the inset is cracked and should be replaced if the fire is to be used (following a satisfactory inspection by a HETAS-certified contractor).



5.5.6 Appliances and Fittings

We do not inspect any appliances and their service feeds as part of the survey. If you require assurances as to their condition and functionality, we recommend that you engage the services of a suitably qualified domestic appliance specialist.

Built-in fittings can sometimes conceal defects such as condensation or damaged plasterwork and if removed care should be taken. All built-in fittings should be suitably ventilated to prevent the build-up of stale air and condensation.

During our inspection, we inspected the internal doors and noted the following:

Bathroom – the hot and cold taps worked in the sink and bath and the toilet flushed okay.

Kitchen – the hot and cold taps worked; however, they were back to front.

Bathroom – the silicone detail around the inside and outside of the shower is not the best. From the staining on the ceilings and walls below, it looks like this has been leaking.



Kitchen – the hot and cold taps are back to front, the hot should be on the left.



Kitchen – some of the kitchen units are damaged, particularly under the sink.



Kitchen – some of the tiles are coming away around the sink.



Kitchen – example of damage to the worktop.



Kitchen – example of some cracked tiles around the sockets.



Kitchen – there is surface corrosion to the light fittings – ventilation in the room needs to be improved.



5.5.7 Cellars

Cellars are not habitable spaces and some moisture is to be expected. Cellars (and sub-floor areas) must be adequately ventilated to prevent timber decay and to ensure that the conditions for insect attack are not created. We have covered timber decay and sub-floor ventilation in Section 5.6.

The property has two cellars, front and rear. Once the cellars have been cleared of possessions, they should be thoroughly cleaned out to remove all loose debris (mainly a mix of decaying timber, old coal dust and decaying brickwork/stone) which is holding moisture.

The ceilings are underdrawn; however, the lath and plaster are in poor condition and areas are failing (or have already been removed), with decaying laths and areas of insect attack. We recommend that the underdrawing is removed to improve air circulation.

We have included a couple of example photos below.



Around the front coal hole, front left-hand corner and along the front left-hand elevation, there are roots coming in between the brickwork and around a blocked-over sub-floor ventilation grille. Immediate action should be taken to begin reducing the vegetation mass (gradually, so as to prevent ground heave). These roots are likely to cause structural damage to the property and drainage systems. We have included example photos below as opposed to photos of every root. Sub-floor ventilation is detailed further in Section 5.6.4.







Walls – these have been limewashed and painted, and the surface is beginning to fail in some areas.

The damaged areas should be scraped back, the stone defrassed and fresh limewash applied.



All service cabling should be appropriately clipped into place and all service pipework should be appropriately lagged and clipped into place.



5.6 Moisture, Damp and Ventilation

Thermo-hygrometer readings were taken in each room as per the below table. Note that the external conditions on the day of the inspection were quite high.

	Temperature °C	Relative Humidity %	Dew Point °C	Absolute Humidity g/m ³
External reading (12:55)	16.9	67.0	10.7	9.67
Front cellar	17.6	72.8	12.6	10.92
Rear cellar	16.7	89.0	14.8	12.67
Ground Floor				
Kitchen	20.1	59.6	12.0	10.39
Dining room	20.0	56.2	11.0	9.76
Living room	19.5	59.6	11.4	10.05
First Floor				
Front bedroom	19.9	58.9	11.6	10.14
Rear bedroom	19.7	59.1	11.5	10.09
Bathroom	19.2	59.3	11.1	9.83
Second Floor				
Room	19.6	65.5	13.0	11.11

Relative Humidity/RH is the measure of the saturation of the air at the current ambient temperature and is expressed as a percentage of the air saturation/%. When the relative humidity starts getting above 70%, there is a significantly increased chance of condensation forming on surfaces when they reach their dew point.

Absolute Humidity/AH is a measure of the actual amount of water vapour in the air regardless of temperature and is expressed as grams per cubic meter/g/m³. A dry house would usually have an absolute humidity of around 7 g/m³, however, this would depend entirely on the external conditions at the time of the reading.

Atmospheric conditions in the property are broadly in-line with the external readings and the temperatures in all areas tested were well above their respective dew points so there should be little chance of condensation forming. When the surface temperature falls closer to the dew point, the relative humidity rises and there is a greater chance of condensation forming on surfaces.

The exceptions to the above are the two cellar rooms which we detail further below.



A Note on Interstitial Condensation

There is a temperature gradient through all building materials where temperatures on both sides are different. If warm, moist air within the building permeates the building fabric (as a gas), at some point, it will cool to the dew point, condense as a liquid and give rise to interstitial condensation. This is the reason why humidity control with adequate heating and ventilation is of great importance.

A Note on Electronic Resistance Meters

Electronic resistance meters, sometimes incorrectly referred to as 'damp meters', are often incorrectly used to 'diagnose' moisture-related symptoms. Advice and 'remedial' works specified as a result of their readings should be disregarded. We only use these meters to identify dry timber.

5.6.1 Damp Proof Course

The main property was constructed before the mainstream introduction of damp-proof courses and does not have one, nor is there any need to attempt to retrofit one.

With the correct knowledge and materials, there is never any need to retrofit any type of damp-proof course to a traditionally constructed building.

Front elevation – there are some drill hole marks that may be from a chemical injection damp proof course.



Kitchen lean-to – there are some drill hole marks that may be from a chemical injection damp proof course.



Kitchen lean-to – there is a damp proof course visible around this structure.



5.6.2 Ground Levels

External ground levels should be at least 150 mm below internal floor levels. During our inspection, we recorded ground levels as follows:

Living room/front elevation – the internal floor level is c. 580 above the external ground level.

Left-hand elevation, front area – the ground has been built up and is now level c. level with the internal floor level.

Left-hand elevation at the porch - the internal floor level is c. 420 mm above the external ground level.

Dining room - the internal floor level is c. 50 above the external ground level.

Kitchen door - the internal floor level is c. 120 above the external ground level.

Kitchen window - the internal floor level is level external ground level.

Where the external ground levels are not at least 150 mm below the internal floor levels, the ground level should be reduced.

Left-hand elevation – the ground has been built up to form a raised bed against the side of the house. This is likely responsible for the internal moisture issues detailed above and below.

We recommend that this bed is removed and hopefully, the original sub-floor ventilation grill can be exposed and brought back into use. We recommend that the area closest to the porch is removed this year and the large bush in the front portion is gradually reduced over the next couple of years to minimise chances of ground heave



Rear elevation – the ground levels have been increased around the rear, a good measure of this is that the gullies would have originally been set at ground level and now the ground is c. 120 mm above the gully height. We recommend that plans are made to reduce the ground levels in the coming year.



5.6.3 Moisture

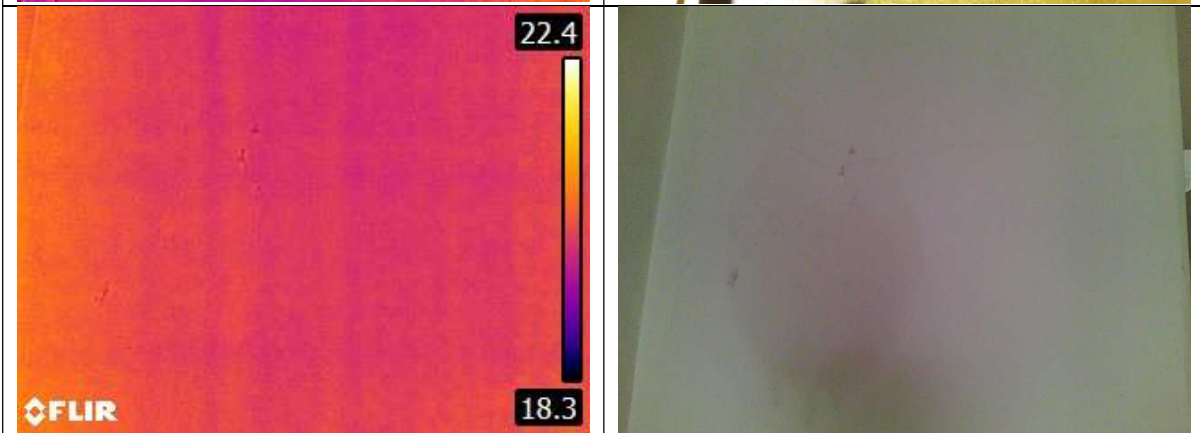
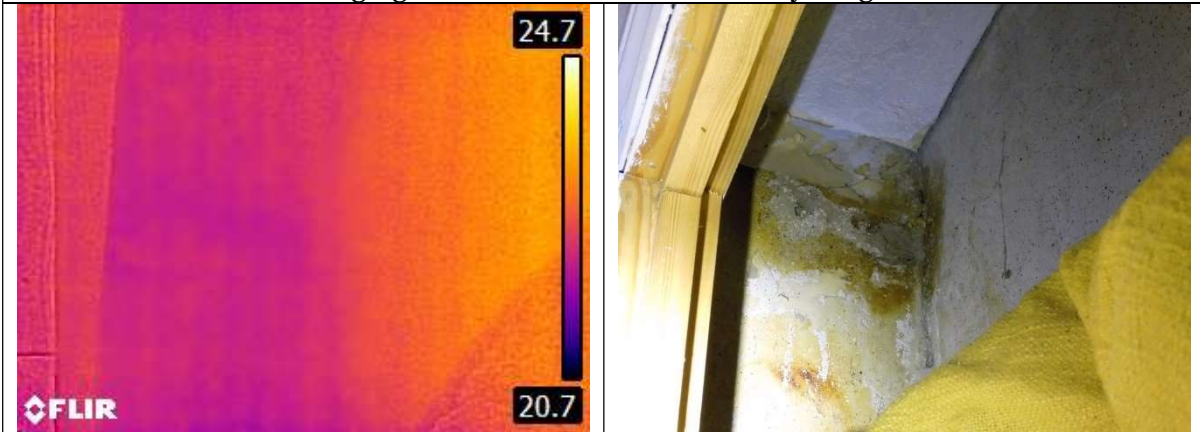
As traditionally constructed houses are becoming more air-tight, we are seeing increasing problems with condensation due to inadequate heating and ventilation combined with lifestyle issues. Black spore mould is usually (but not always) a result of condensation building up and if you experience this, heating and ventilation need to be better managed.

Front roofspace area, right-hand side – moisture has been getting in through the roof covering and tracking around the chimney stack/breast. The roof needs to be repaired as detailed above and the wall can then be redecorated.

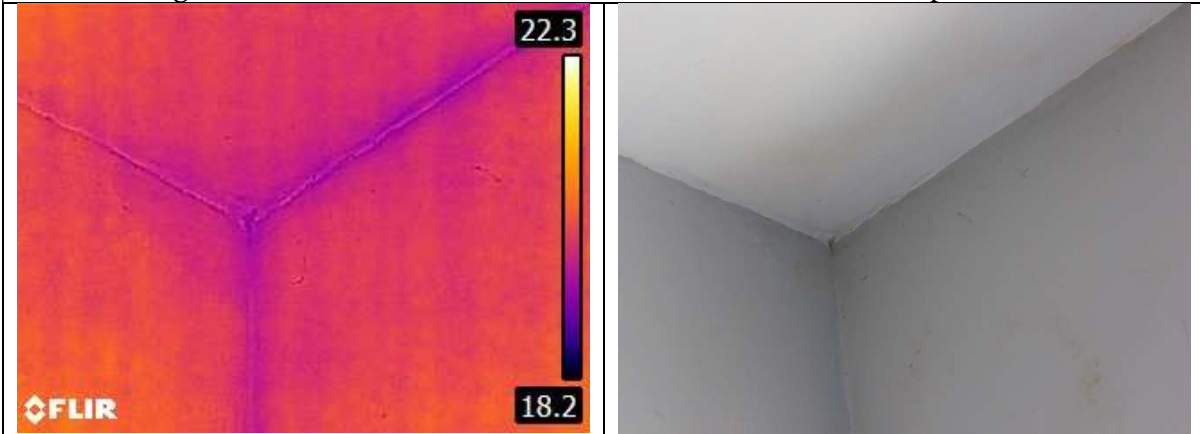




Landing cupboard/bathroom – there is some moisture staining in the landing cupboard/bathroom underneath the redundant off-shot chimney stack. We examined the area with the thermal imaging camera and did not notice anything unusual.



Kitchen, dining room elevation – there is moisture staining around the ceiling/walls in this corner. We inspected the area with the thermal imaging camera and did not notice anything unusual. This area is immediately below the shower a leak is the likely cause of this higher level staining. It should be checked for leaks before redecoration takes place.





Kitchen – there is a crack along the plasterboard bead and some corrosion staining coming through.

This will likely need cutting out and replacing once the shower has been thoroughly leak tested and the external render repaired.

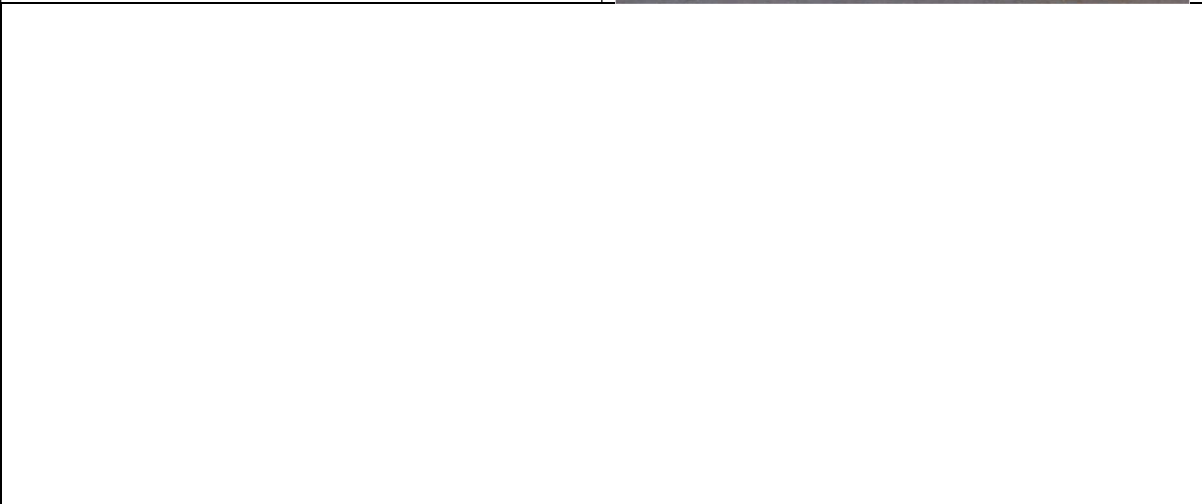
Photos of the external area are below for ease of reference.



Kitchen – there is a small area of light paint peeling and impurity staining, likely a little moisture getting up the side of the slab, or from the dining room sub-floor.

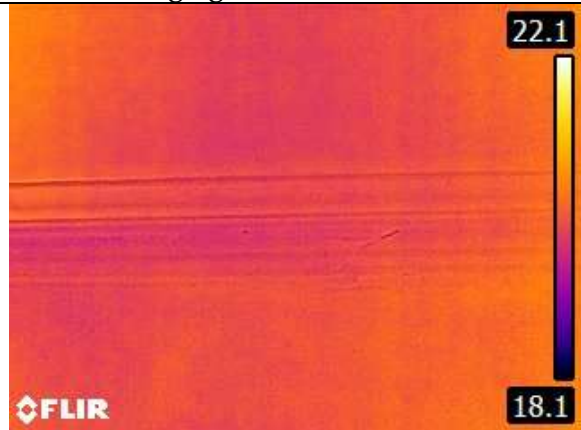
Hopefully, this can be brushed off and managed with improved ventilation to the subfloor and kitchen.

A lime-based plaster and clay-based paint would improve this area.





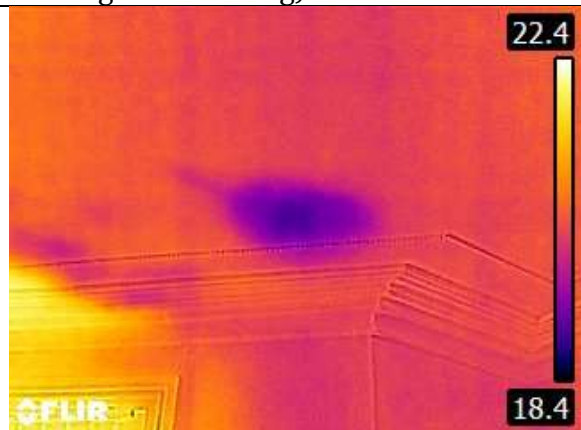
Dining room, kitchen wall abutment – there is some moisture staining around the coving on the reverse area of the abovementioned kitchen staining. We inspected this area with the thermal imaging camera and did not note anything unusual.



Dining room – there is corrosion to this socket on the cellar steps wall, this is likely as a result of moisture rising from the cellar. Once the sub-floor ventilation is improved, the socket should be replaced.



Living room bay window – there is a cool spot in the left-hand corner where the main room goes into the bay. This is likely a result of a historic water leak (as there was no moisture staining on the ceiling).



Cellar - example photo of wood boring insect attack in a piece of timber that is sat on the cellar floor.



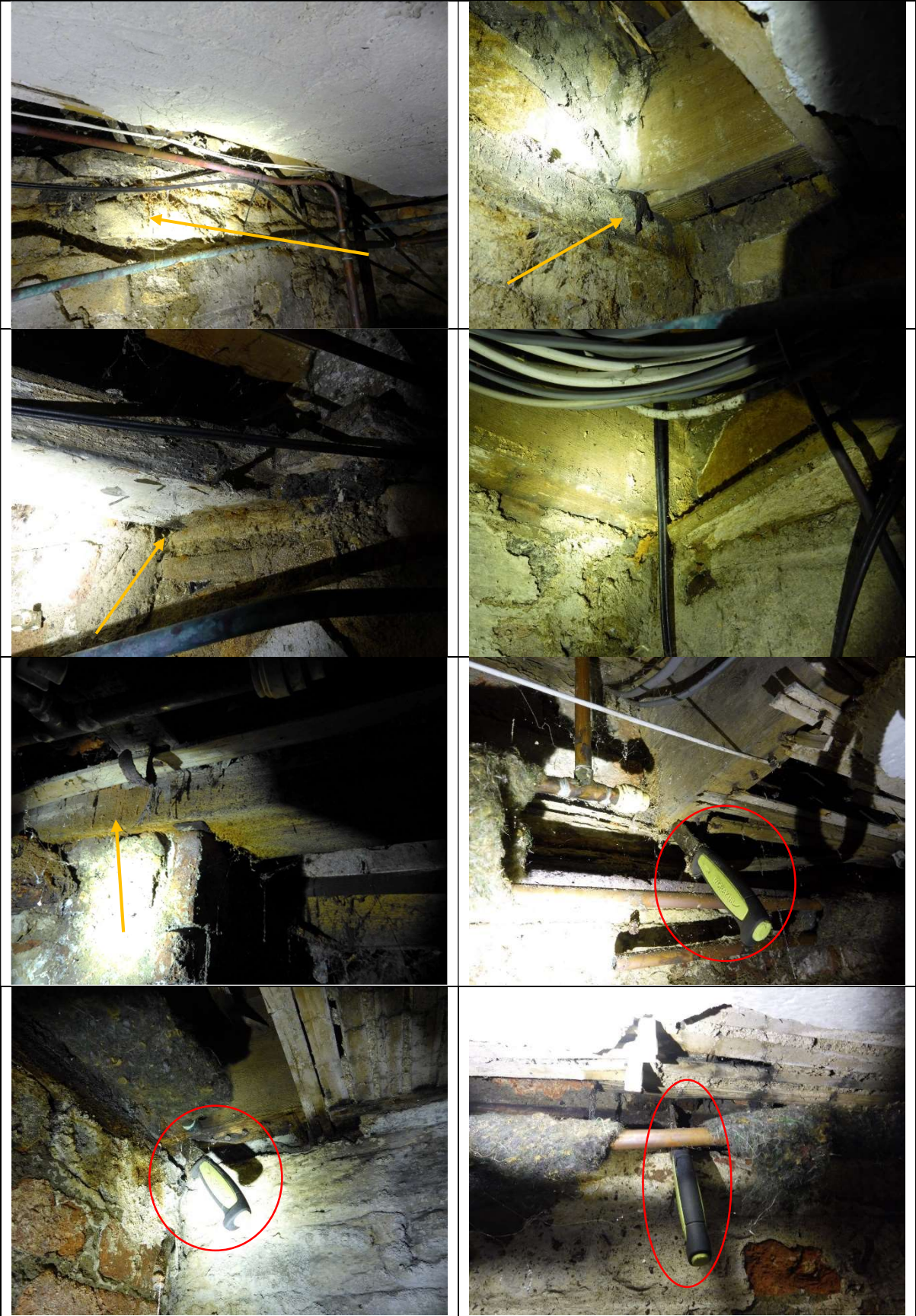
Example of white cellar mould building up on the meter backboard.

This is made of a particleboard hence it is taking on moisture quicker than softwood.



Ground floor timbers – along the external walls, the ground floor joists are sat on timber bearers/wall plates. These timber bearers and many of the joist ends are taking on moisture and softening as a result of inadequate sub-floor ventilation. Immediate action should be taken to address this. See our comments below on ventilation. Until this problem is brought under control and the timber has dried out, it is not possible to determine the full extent of the damage, however, we anticipate that there will need to be at least some sistering/strengthening of the floor joists and the smaller lintels that have already been replaced will again need to be replaced. Until the sub-floor ventilation is addressed, this will keep getting worse hence there is no point undertaking any remedial works until the ventilation has been addressed. We have included example photos below as opposed to photos of every area of decay.





Left-hand sub-floor vent – as noted above, roots are growing through from outside all around this area. The two lintels have been replaced previously and the rear brick is cracked.

The replaced lintels have taken on a lot of moisture and are failing again.

A plan should be made to replace these once the sub-floor ventilation has been addressed, see below. The loose stonework above should be consolidated at the same time.



Note the water droplets forming on the PVC enveloping at the end of the joist.



Water droplets forming on the PVC sheeting that is over the rear sub-floor vent.



Piles of timber on the cellar floor that have been subject to dry rot. All of this needs clearing out as it is holding moisture.



Examples of where lintels have previously been replaced. This replacement lintel has taken on a lot of moisture and is now failing again.

It should be replaced once the sub-floor ventilation has been addressed, see below.



5.6.4 Ventilation

Ventilation will only function effectively if there is a replacement air source. Where mechanical ventilation is installed in the kitchen and bathroom, doors should be undercut by at least 10 mm or a secondary passive vent should be added.

Roofspace – we have not been able to inspect the roofspace ventilation, however, as the covering looks to be original, there is likely adequate ventilation.

Bathroom – there is no mechanical ventilation in the bathroom. We recommend a humidity-controlled unit is installed before winter.

Kitchen – the fan in the kitchen is a recirculation-only model. We recommend an externally exhausting model is installed before winter.

Chimneys – bar the flue with the gas fire in the living room and the dining room, none of the first-floor flues were ventilated in the rooms they served.

All flues require constant ventilation to allow evaporation of moisture which if present, can track through the masonry and into the surrounding walls bringing with it impurities and leaving staining when it evaporates into the room. You should reinstate fireplaces or install adequate-sized room vents into the redundant first-floor flues and have them swept prior. They will then provide valuable passive stack ventilation to the rooms they serve.

Sub-floor – there is presently only one source of ventilation to the sub-floor area – the plate with holes drilled in under the front bay window. With no other source of ventilation, there is no cross flow and this is trying to function in a vacuum.

The other, original sub-floor vents have been blocked over. One of them is around the front raised bed on the left-hand corner, the other is under the dining room window. Reinstating these is not going to be an instant job, however, it should be planned for as soon as practicably possible.

In the meantime, we recommend that the cellar head door is left open all of the time, fans are put in both cellar rooms and a dehumidifier is used on a low setting to begin to dry the sub-floor atmosphere out so that it is in line with the external atmosphere. If no action is taken, the timber ground floor structure will continue to soften and the timber will decay and become susceptible to insect attack.

Once the atmospheric conditions have stabilised in the cellars, the timber should be reassessed and a programme of remedial work prepared. There is no point undertaking this now as the timber needs to be dryer before an appropriate reassessment can take place.

Front bedroom and landing – both flues have been blocked up. We recommend that these are adequately ventilated before winter.



Dining room – the flue has been blocked with a blanket – we recommend that this is removed to allow ventilation to the room and the redundant flue.




Kitchen – the recirculating extractor fan will not exhaust moist air externally to mitigate against condensation.

We recommend an externally exhausting unit is installed this year.



Sub-floor areas – this plate in the bay window is currently the only source of sub-floor ventilation. Urgent action is needed to improve sub-floor ventilation.





5.7 External Areas, Flooding and Radon

The vendor advised that there are no rights of way across the property, however, there is a gate to the neighbouring property (up the hill) so we recommend that your legal advisor obtains clarification on this and that you are satisfied with the outcome before you commit to the purchase.

The vendor advised that they have not had any problems with invasive species during their ownership. We did not note any evidence of invasive species during our inspection, however, if you require total assurance of this, specialise reports are available. Due to the vegetation around the boundary, we have not been able to look over into neighbouring properties. Bamboo is growing close to the rear elevation and we recommend that this is removed.

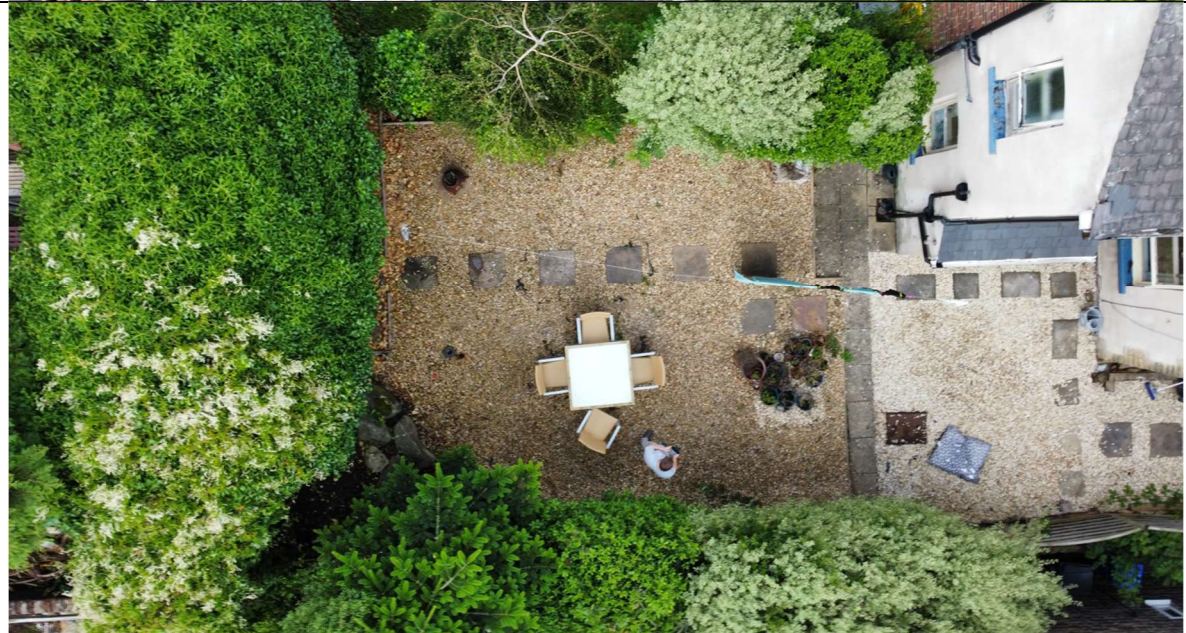
There are many trees around the property. Those within close proximity to the property and services could cause disruption to the foundations and services if they are not properly managed. Consideration should be given to having the trees inspected by an Arboriculturist who will be able to advise on tree management going forwards.

You should be aware that some trees and vegetation are growing over into the property from neighbouring sites. These could compromise the physical boundaries of the property and should be kept well-managed.

The front and left-hand boundary walls are retaining walls and these are likely to be more costly to repair.

5.7.1 External Areas

An overhead photo of the property and gardens.



Front left-hand side – there is a bush that has been taken over by ivy all around the wall head and garden area.

We recommend that the ivy is killed and removed and the bush pruned so that the wall can be properly inspected.

Some repair work may then be necessary.



Front, retaining boundary wall – the wall head has been pushed out along most of its length, likely at least in part as a result of a large tree/bush. We have included some example photos below. At some point, the upper section of the wall is going to need to be taken down and rebuilt to correct this. The iron fencing is damaged in places and the capping stones are leaning back towards the house. We recommend the drains and soakaways are inspected prior to this work being undertaken as if the front gullies run into a soakaway in the front garden, this may need emptying and remaking at the same time. This work will likely require some of the pavement to be cordoned off. We have included example photos below.





There are no weep holes in the wall which is likely causing hydrostatic pressure to build up behind the wall and causing moisture to penetrate through the stone, bringing with it impurities that are staining the wall, and which are particularly visible on the mortar joints.



Front steps and pathway – the first larger step, the upper steps and the upper pathway are all over the place in terms of level. This could be as a result of inadequate bedding, tree root disturbance or rainwater erosion/leaking drainage. We have included some example photos showing these defects below.
We recommend the vegetation/bushes are gradually reduced to prevent excessive heave and that the steps and pathway are lifted, and suitably rebbed on a suitably compacted sub-base.





Example of corrosion damage to the left-hand fencing.



Left-hand (retaining) boundary wall – this wall is set significantly higher than the left-hand neighbouring property and there are several mature trees growing very close to the wall head which could disturb the structure. We have been unable to inspect this as it backs onto the neighbouring garden and there is a lot of vegetation around this. Your legal advisor must establish the maintenance responsibilities of this retaining wall as repairs are likely to be expensive. You should ensure you are happy with the maintenance arrangements before you legally commit to the purchase.





Left-hand boundary fence – this is in poor condition all of the way along – decay has set into many areas and some of the posts have completely rotten through. As there is a significant drop at the other side of this fence, arrangements should be made for repair/replacement in the short term.

We have included some example photos as opposed to photos of all areas of decay.



Rear right-hand boundary – there is a gate through to the neighbouring property. The vendor advised that there is no right of way across the property and your legal advisor should investigate this.



Rear right-hand boundary – there are several mature trees, including bamboo growing along the boundary. These could disturb the rear elevation, boundary and any drainage runs that are across the back of the property.

We recommend these trees etc. are gradually pruned/reduced to prevent ground heave.

Most trees should be at least 1.5 x their height away from drainage and houses.





Rear boundary – we have been unable to inspect the rear boundary as it has been completely overtaken by ivy and vegetation. We recommend that the ivy is gradually killed and removed and the boundary re-inspected when it is visible. Note that this work should be a gradual process to prevent ground heave.



5.7.2 Outbuilding

We have not been able to properly inspect the outbuildings that sit on the rear boundary as the building has been taken over by Ivy.

See our comments above on this.

As a minimum, a replacement roof, windows and doors will likely be required to bring the building back into serviceable condition.



5.7.3 Flooding

A full flood assessment has not been carried out. We have referenced the Environment Agency Flood Map for Planning; it identifies the property is in an area of risk, low and very low risk. Please see the maps below:

Rivers and sea risk **Very low risk**
Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

Surface water risk **Low risk**
Low risk means that this area has a chance of flooding of between 0.1% and 1% **each year**.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Sheffield**.

Reservoir risk There is a risk of flooding from reservoirs in this area, reservoirs that can affect this area are:

- Wadsley

Groundwater risk Flooding from groundwater is unlikely in this area

Flood risk Location

Extent of flooding Enter a place or postcode

Extent of flooding from surface water

● High ● Medium ● Low ○ Very low 📍 Location you selected

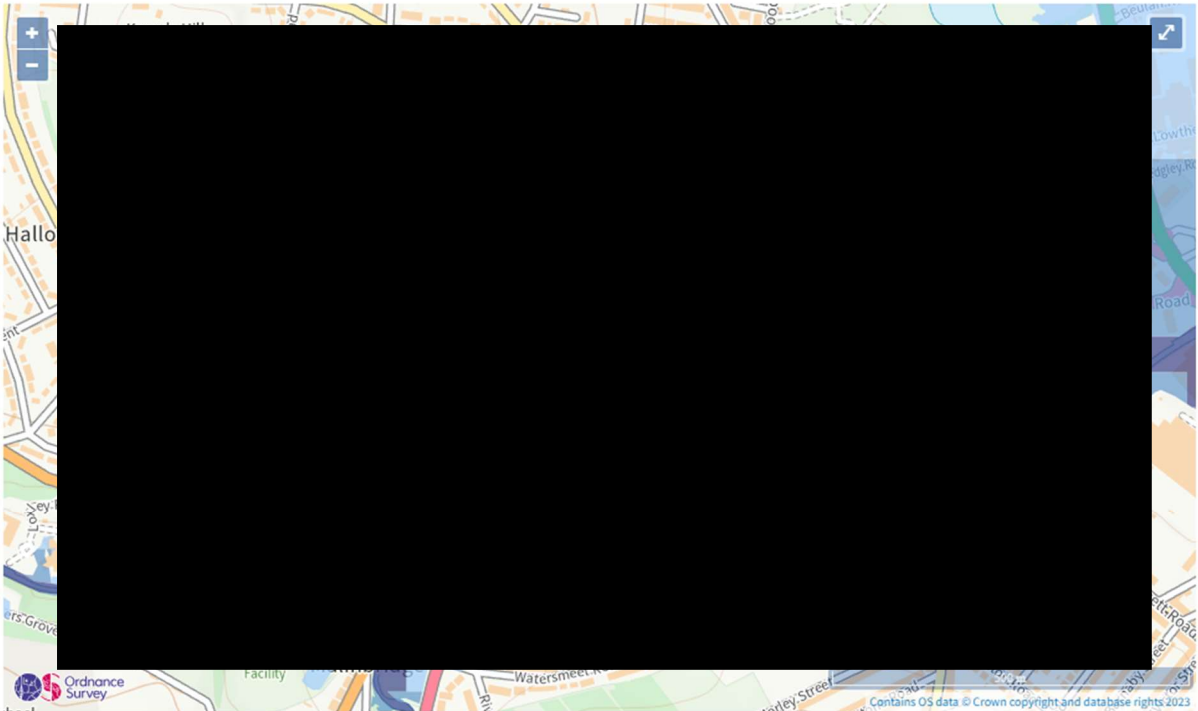


Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

- High
- Medium
- Low
- Very low
- Location you selected

Flood risk

Extent of flooding

Location

Enter a place or postcode



Maximum extent of flooding from reservoirs:

- when river levels are normal
- when there is also flooding from rivers
- Location you selected

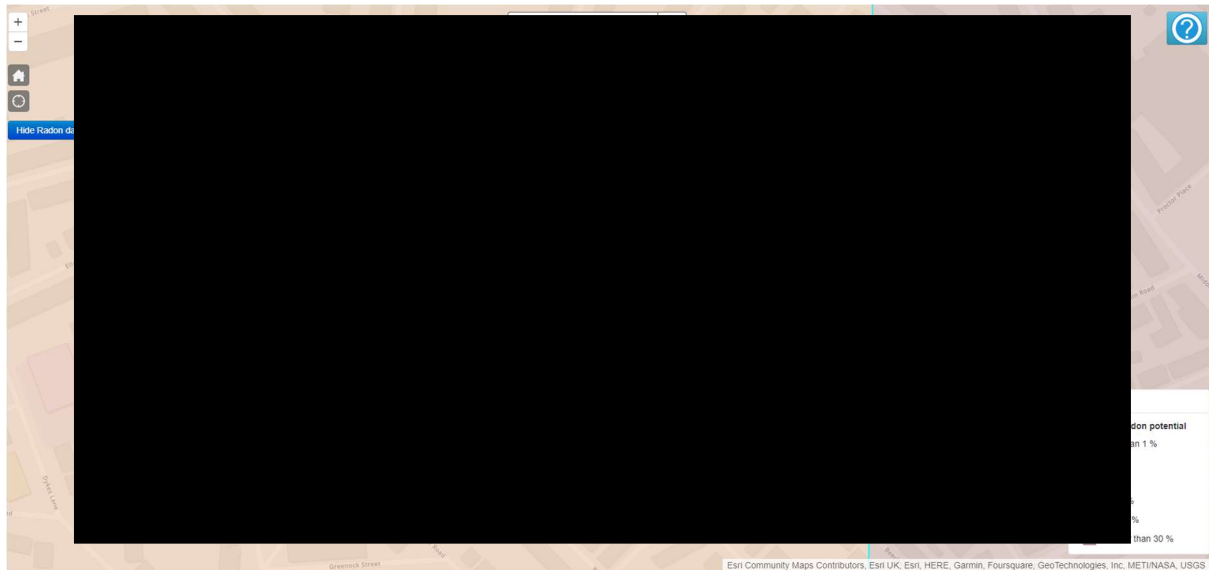


More information can be found here: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode>.

Accessed: 20th June 2023.

5.7.4 Radon

A full Radon risk assessment has not been carried out. We have referenced the UK Radon website to review the radon risk which is shown as 1-3%.



More information can be found here: <https://www.ukradon.org/information/ukmaps>.

Accessed: 18th July 2023 (the site was down whiles we were undertaking pre-survey research.

UK Radon, a part of Public Health England, does, however, recommend that all properties are tested for radon. Your legal advisor should ask the owner if any testing has taken place. If not, you can conduct a test yourself for around £50 with a home testing kit from UK Radon, see: <https://www.ukradon.org/information/measuringradon>.



5.8 Services

Limitations to our Inspection

We do not perform or comment on design calculations or test the service installations or appliances in any way. We also do not comment on compliance with current regulations. Any comments made below are to draw your attention to things that in our opinion may require further investigation, as opposed to statements of fact.

If the present owner is unable to provide evidence of appropriate installation and maintenance, or if you require assurance of the services and appliances' condition and safety, we recommend that service installations are inspected and tested as follows:

Electrical installations: A suitably qualified member of NICEIC.

Gas: A suitably qualified member of Gas Safe.

Drainage: A contractor familiar with the requirements under Approved Document H.




Security – the property does have an alarm box; however, this is in poor condition and the vendor advised they do not use it and do not know the code.

There are no smoke or CO₂ alarms at the property.

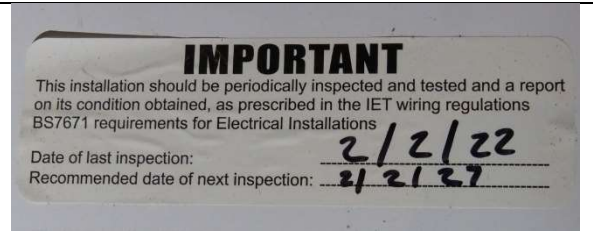
5.8.1 Electricity

Safety Warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings every ten years, or on change of occupancy. All electrical installation work undertaken after 1st January 2005 should have appropriate certification. For more advice, contact Electrical Safety First (<https://www.electricalsafetyfirst.org.uk/>). Your legal advisor should obtain satisfactory documentation for any electrical alterations. If this is not available, a comprehensive Fixed Wire Test should be undertaken by a suitably qualified electrician before the exchange of contracts.

The vendor advised that they have had their distribution board changed recently and that they can obtain the paperwork for this. We recommend that the paperwork is obtained as part of the legal process.

<p>Mains electricity is connected to the property and the electricity meter is located on the front wall of the cellar. The meter looks to be a pre-payment type.</p>	
<p>The main incoming fuse has a sticker advising it is 100A</p>	
<p>The conduit around the incoming supply is badly corroding and has split along its length. You should arrange to have this inspected by the network supplier to ensure it is satisfactory.</p>	

The distribution board is located on the front wall of the cellar. The sticker on the front advises the last inspection was on 2nd February 2022. Your legal advisor should obtain the installation and commissioning documentation for this replacement distribution board. Note that the board is not RCD protected.



Cellar – the unterminated electricity cables should be correctly terminated straight away.



Landing – there is a socket hanging free in front of the bathroom.

This is unsafe and should be isolated and suitably relocated.





Kitchen - the unterminated electricity cables should be correctly terminated straight away.



5.8.2 Gas

Safety warning: All gas appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' 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 (<https://www.gassaferegister.co.uk>). We recommend that the installations are inspected, tested and any defects remedied before the exchange of contracts.

There were no carbon monoxide alarms at the property at the time of our inspection. We recommend that mains-powered alarms are installed at the property in line with the manufacturer's guidelines and tested on a regular basis.

The property is connected to mains gas, the gas meter is located on the front wall of the cellar, this may be a pre-payment type meter.



The incoming gas main is corroded and we recommend you ask the network operator to come and inspect this.



5.8.3 Water

The vendor advised that they do not have a water meter and instead pay based on the property's ratable value.

The stop tap is located in the cellar, the incoming supply pipe is lead as opposed to MDPE.

We recommend that this is clearly labelled and that occupants know where it is in case of emergency.

All of the supply piping should be appropriately lagged.



5.8.4 Heating and Hot Water

The vendor advised that they have not had the boiler serviced this year, however, it is insured and the PCB was recently replaced.

We recommend appliances are serviced/maintained in line with their manufacturer's requirements.

The boiler, a Vaillant combination system is located in the back bedroom cupboard under the second-floor staircase.

Your legal advisor should obtain a copy of the commissioning certificate that should have been issued when the boiler was installed.



A photo of the paperwork referencing the boiler.

Plumbcare.com **Customer Checklist** Unit 6A, Calder Vale Road, Wakefield, West Yorkshire, WF1 5PE Telephone: 0333 677 0151

Engineer: NICK Customer Name: COLLINGTON Date of visit: 11/7/23

Address: 91 BEECHWOOD ROAD Name and address of landlord (if appropriate):
 Post Code: HILLBOROUGH
SO44LQ

Reason for visit: Service Breakdown Installation / Upgrade Other: _____

Attended: Central Heating Boiler Gas Fire System Other: _____

Appliance Model: VAillant Ecotec pro Location: Bedroom

Safety

Safe Operation Confirmed: Yes No N/A

Flue & Ventilation Safe: Yes No N/A

Combustion Emissions Confirmed as Correct: Yes No N/A

Gas Safety Warning Notice Left: Yes No

Advice Given: Yes No

Advice

During our visit today, we noticed a possible safety issue with your properties water or electrical installation or equipment, detail of which is outlined below. This may be unconnected with the purpose of our visit and our representative may not have the necessary technical expertise to investigate it further. We have brought this to your attention as it may affect the safety of the installation or equipment and we recommend safety checks by a competent engineer at the earliest opportunity.

The installation or equipment has been left operational but, in case it is a safety related issue, it is advised not to use the installation or equipment until it has been checked and any remedial work carried out.

If you live in rented accommodation you may wish to speak with your landlord for further guidance.

Appliance / Installation: _____

Parts

Parts Fitted: PCB

Parts Required: NA

Appliance parts available: Yes No N/A

Engineer Comments/Recommendations

REPLACED PCB TESTED HTG + HW
AN WORKING FINE.

our aim is 10/10

PLUMB CARE: To ensure continuous improvement, our engineers are regularly assessed. Following our visit, customers who are contacted to review the work completed.

Flues are inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity by Construction & listing has not been carried out. If your appliance / installation is unsafe it is important that the recommended repairs are made. If you rent your property and the equipment is the responsibility of the landlord or housing/local authority, you should inform them of the situation immediately.

I confirm that as the responsible person for this gas installation at the address detailed above, I have been served this Customer Checklist.
 Note: Where a gas appliance / installation has been classified as either Immediately Dangerous or At Risk, continued use of the appliance / installation, after being advised not to do so, may be in breach of the Gas Safety (Installation and Use) Regulations.

The responsible person was not present and a record left on the premises.

I confirm that the situations recorded on this form, have been identified and brought to the attention of the responsible person.

Gas User Signed: _____ Engineer Signed: [Signature]

Plumbcare.com

All of the central heating pipework should be appropriately lagged. Example photos showing un-lagged pipework are below.



Example of some corrosion around the top of a radiator valve (back bedroom).



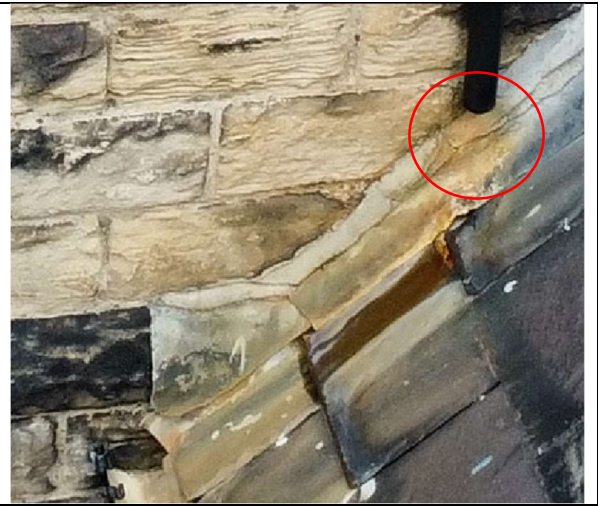
Example of a radiator (dining room) missing the TRV.



The condensate pipe from the boiler does not extend far enough down and there should be a boot on the end of the pipe.

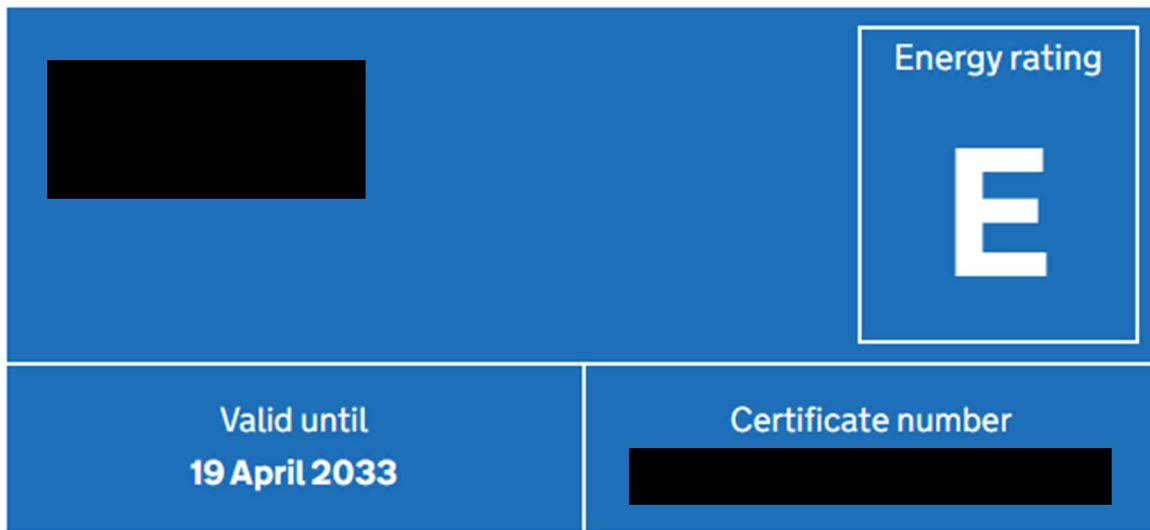
The contaminants in the system are staining the surrounding area and are a sign that there appears to be some corrosion in the system.

Inspection by a suitably qualified heating engineer is recommended.



5.8.1 Energy Efficiency

Our professional body requires us to provide you with energy efficiency advice. A copy of the EPC is below:



Property type Semi-detached house

Total floor area 117 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Link: <https://find-energy-certificate.service.gov.uk/> [redacted]

Accessed: 20th June 2023.



From the assessors' assumptions and recommendations, we comment as follows:

- Room in roof and floor insulation – this should only be in 100 per cent sheep's wool and there must be a sufficient air gap between the insulation and the roof covering/joists. We recommend Sheep Wool Insulation (<https://www.sheepwoolinsulation.com/>).
- We do not recommend internal or external wall insulation as this can cause subsequent problems with interstitial condensation and in our experience, is usually installed to a poor standard.
- The roof structure needs to be examined by a structural engineer before any solar water heating or PV panels are considered. Future maintenance and bird nesting also need to be thought about.
- The windows are not “*mostly double glazing*”.



6.0 Legal Items

We recommend your legal advisor investigates the following areas and that you are happy with the findings before entering into a legal commitment to purchase:

1. The items noted in the above Sections.
2. The exact locations of the boundaries and responsibility for their maintenance.
3. Certification for gas and electrical works.
4. Any historic planning permissions or building control certification that is not on the Local Authority's website and confirmation that any required conditions have been discharged.
5. Details of any onerous covenants or rights of way.
6. Satisfactory copies of all Party Wall documents.
7. Details of whether the property is in an area protected by Article 4 Direction.
8. Details of any neighbour disputes.
9. Searches for flooding, mining activity and Radon gas.
10. Records of any noise or air quality issues in the area.
11. Any chancel repair liability or other local repair liabilities.
12. The existence of any local planning applications which may affect your future enjoyment of the property.
13. That house insurance is available at an acceptable rate.
14. Flying freeholds or submerged freeholds.
15. Whether the property is 'locally listed' if it is not statutorily listed.
16. The presence of protected species, for example, bats, badgers and newts.
17. Green Deal measures, feed-in tariffs and roof leases.

6.1 Planning

We strongly advise your legal advisor to check historic planning information with the Local Authority.

We have undertaken a basic search on the Local Authority's website, which returned no results:

Planning – Simple Search

⚠ Please check the search criteria:

- No results found.

Search for Planning Applications and Appeals by keyword, application reference, postcode or by a single line of an address.

Simple Advanced Weekly/Monthly Lists Property Map

Applications Appeals Enforcements

Status: All

Enter a keyword, reference number, postcode or single line of an address.

Link: <https://planningapps.sheffield.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

Accessed: 20th June 2023.

6.2 Building Regulations

We strongly advise your legal advisor to check historic building control information with the Local Authority.

We have undertaken a basic search on the Local Authorities portal:

Building Control – Building Control Summary

[Help with this page](#)

Installed a Gas Boiler

[Save search](#) [Refine search](#) [Track](#) [Print](#)

Details [Related Cases \(1\)](#) [Map](#)

Summary [Further Information](#) [Plots](#) [Important Dates](#)

Description Of Works	Installed a Gas Boiler
Site Address	
Application Reference Number	
Valid Date	Wed 06 Mar 2013
Decision Date	Not Available
Status	Building Work Complete

There are 0 cases associated with this application.

There is 1 [property](#) associated with this application.

Link: <https://planningapps.sheffield.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

Accessed: 20th June 2023.

This has returned one result for the installation of the gas boiler in 2013. Your Legal Advisor should obtain the commissioning certificate for this work.

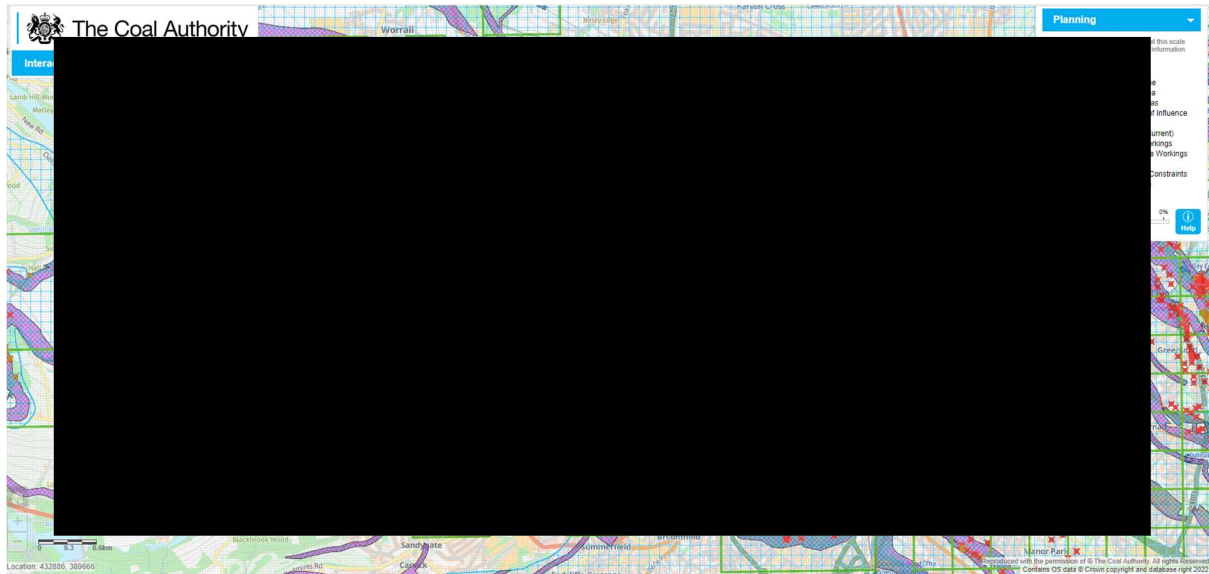
There is no record for the removal of the chimney breast in the kitchen/bathroom.

There is no record of the kitchen into the lean-to arrangement.

Where there are no records for works that require consent, we recommend that a Regularisation Certificate is obtained prior to the exchange of contracts.

6.3 Mining

According to The Coal Authority website, there are records of mining activity in the area. Your legal advisor should make a formal request for this information from The Coal Authority and further information and details should be provided in the searches they carry out. You should discuss the findings of the search with your legal advisor and ensure you are happy with the findings before committing to purchase.



Credit: The Coal Authority

For further information please see: <http://mapapps2.bgs.ac.uk/coalauthority/home.html>.

Accessed: 20th June 2023.

6.4 Bats

It should be noted that all bats and their roosts are protected under Section 9 of the Wildlife and Countryside Act (1981). It is an offence to kill, injure, disturb or handle any bats or to disturb their roosts (even those that are currently inactive).

Any offence could result in prosecution and a significant fine. Consideration should be given to bats when carrying out any work, especially to roofs, eaves, external walls and joinery and outbuildings.

Further information on bats can be provided by:

- The Local Authority;
- The Bat Conservation Trust who can be contacted on 0345 1300 228;
- Historic England - https://historicengland.org.uk/advice/technical-advice/buildings/building-works-and-bats/?utm_medium=email&utm_source=newsletter&utm_campaign=brand.



6.5 Asbestos

This survey does not include an asbestos inspection and falls outside The Control of Asbestos Regulations 2012. Given the age of the building, asbestos may be present. A Refurbishment or Demolition survey should be undertaken before carrying out any repair or refurbishment work to the property.



7.0 Risks

Our professional body requires us to advise you of risks. Purchasing and living in any property involves a certain amount of risk.

Few aspects of old buildings are likely compliant with modern building regulations, nor is there any requirement for them to (in most circumstances).

7.1 Risks to the Building

- Disrepair to the roof coverings
- The poor condition of the windows
- Inadequate sub-floor ventilation
- Unknown condition of the drainage.

7.2 Risks to the Grounds

- The amount of trees and vegetation and its proximity to the boundary walls, house walls and drainage.
- Condition of the boundary walls and front steps.

7.4 Risks to People

- The possible presence of lead paints.
- The absence of main-powered interlinked smoke detectors.
- The absence of CO₂ alarms in all rooms with fossil fuel-burning appliances.
- The absence of testing/safety records for services and appliances.
- Asbestos in textured ceiling coverings.
- The absence of safety glass.
- Front steps out of level.

8.0 Glossary

Below is a glossary of terms that may have been used in this report. This is a general list of terms that I include in all of my reports and is not specific to this report/property.

Aggregate:	Pebbles, shingle, gravel etc. used in the manufacture of concrete, with a binder in a mortar and as fill in land drains and soakaways etc.
Airbrick:	Perforated brick used for ventilation, especially to floor voids, cavities and roof spaces.
Apron:	Leadwork which lays flat down the roof slope in front of the chimney base (see also 'soakers and 'flashing').
Architrave:	Joinery mouldings around a window or doorway.
Arris:	The sharp edge at the intersection of two surfaces, normally at 90°.
Asbestos:	Fibrous mineral used in the past in many areas of both domestic and commercial buildings. Asbestos can be a health hazard and specialist advice should be sought if asbestos is found, suspected or if refurbishment or demolition work is to take place.
Asbestos Cement:	Cement with 10-15% asbestos fiber as reinforcement. The finished product is fragile and will not bear heavy weight. Hazardous fibers may be released if cut or drilled and specialist advice should be taken.
Ashlar:	Finely dressed natural stone, the best grade of masonry.
Asphalt:	Black, tar-like substance, strongly adhesive and impervious to moisture when laid. Used on flat roofs and floors. Has a finite life, upstands will slump and the material will degrade over time.
Barge Board:	See 'Verge Board'.
Balanced Flue:	A duct serving some gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape.
Beetle Infestation:	Larvae of various species of beetle that tunnel into timber causing damage. Specialist advice is usually required; however, specialist treatment is usually unnecessary.
Benching:	Smoothly contoured concrete slope beside the drainage channel(s) within an inspection chamber. Sometimes also known as 'haunching'.
Bitumen:	Black, sticky substance, related to asphalt. Used in sealants, paints, mineral felts, roofing felts and damp-proof courses.
Breeze Block:	Originally made from cinders ('breeze') – the term is now commonly used to refer to various types of concrete-based building blocks (but not more modern Thermalite type blocks).
Carbonation:	[concrete] A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete. Specialist repairs are required.
Carbonation:	[non-hydraulic lime] A natural process where lime render/mortar etc. cures through carbonation with air.
Cavity Wall:	Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ('cavity') of c. 50 – 75 mm.


Cavity Wall Insulation:	Filling of wall cavities by any of various forms of insulation material. We do not recommend this.
Cavity Wall-Tie:	Various forms of metal ties bedded into the inner and outer leaves of cavity walls to strengthen and stabilise the two leaves. Failure by corrosion can result in the wall becoming unstable – specialist replacement ties are then required.
Cesspool:	A simple method of drain comprising a holding tank which needs frequent emptying. Not to be confused with a septic tank.
Chipboard:	Chips of wood are compressed and glued into sheet form. Cheap method of decking to flat roofs and floors.
Collar:	A horizontal timber member affixed between a pair of rafters intended to restrain opposing roof slopes. Absence, removal or weakening can lead to roof spread and wall head deflection.
Combination Boiler:	A modern form of gas boiler which activates on demand. With this form of boiler, there is no need for water storage tanks, hot water cylinders etc.
Coping/Coping Stone:	Usually stone or concrete, laid on top of a wall as a decorative finish, to shed rainwater to the ground below and to stop rainwater from soaking into the wallhead.
Corbel:	Projection of stone, brick, timber or metal jutting out from a wall to support a weight above.
Cornice:	Ornamental moulded projection around the top of a building.
Coving:	Curved junction between wall and ceiling.
Crack:	Cracks or fractures follow the classifications of Building Research Establishment Digest 251. Any remedial action should only be taken after a sufficient period of monitoring and recording: <ul style="list-style-type: none"> • Category 0 – hairline cracks less than 0.1mm, classed as negligible. No action is usually required. • Category 1 – up to 1mm, classed as negligible or very slight: fine cracks which can easily be treated using normal decoration. Damage is generally restricted to internal wall finishes; cracks rarely visible in external brickwork. • Category 2 – 1mm to 5mm, classed as slight: cracks which are easily filled. Recurrent cracks can be masked by suitable linings. Some external re-pointing may be required to ensure weather-tightness. Doors and windows may stick slightly and require easing and adjusting. • Category 3 – 5mm to 15mm or several of around 3mm, classed as moderate: cracks which require some opening up and could be patched by a mason. Re-pointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows may stick and service pipes may fracture. Weather-tightness is often impaired. • Category 4 – 15mm to 25mm, classed as severe: cracks which require breaking out and replacing sections of walls, especially over doors and windows. Window and door frames may be distorted, floors may slope noticeably and walls may lean or bulge. There may be some loss of bearing of beams. Service pipes may be disrupted.

	<ul style="list-style-type: none"> • Category 5 – over 25mm, classed as very severe: cracks which cause structural damage which requires a major repair intervention, involving partial or complete re-building. Beams may lose bearing, walls may require shoring, windows may break and the possibility of structural instability exists
	Crack width on its own should not be used as a direct measure of the category.
Dado Rail:	Wooden moulding fixed horizontally to a wall, about 1 meter (3ft 4in) above the floor, originally intended to protect the wall against damage by chair-backs.
Damp Proof Course:	Layer of impervious material (slate, mineral felt, PVCu etc.)
Deathwatch Beetle:	A serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present and only affects timber which has a moisture content of +17%. Emergence holes are usually 3mm in diameter and circular.
Double Glazing:	A method of thermal insulation usually either: <ul style="list-style-type: none"> • Sealed unit: two panes of glass fixed and hermetically sealed together; or • Secondary: in effect a second ‘window’ placed inside the original window.
Dry Rot:	A fungus which attacks structural and joinery timbers, often with devastating results. Flourishes in moist, unventilated areas.
Eaves:	The overhanging edge of a roof.
Efflorescence:	Salts crystallized on the surface of a wall as a result of moisture evaporation.
Engineering Brick:	A particularly strong and dense type of brick, sometimes used as a damp-proof course.
Fascia:	The vertical section, usually timber or uPVC at the eaves. Commonly used to mount the gutter support brackets.
Flashing:	A building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material. In the case of chimneys and at the junctions of a roof with a wall above it, flashing would overlay the soakers.
Flaunching:	Contoured mortar around the base of chimney pots, to secure the pots.
Flue:	A smoke duct in a chimney, or a proprietary pipe serving a heat-producing appliance such as a central heating boiler.
Flue Lining:	A metal (usually stainless steel) tube within a flue – essential for high-output gas appliances such as boilers.
Foundations:	Normally concrete, laid underground as the structural base to a wall. In older buildings, this may take the form of ‘footings’ made from brick or stone.
Frog:	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.
Gable:	Upper section of a wall, usually triangular, at either end of a ridged roof.

Ground Heave:	Swelling of clay sub-soil due to absorption of moisture, can cause an upward movement in foundations.
Gully:	An opening into a drain, normally at ground level, placed to receive water from downpipes and waste pipes.
Haunching:	See 'Benching'. Also, a term used to describe the support to a drain underground.
Hip:	The external junction between two intersecting roof slopes.
Hood mould:	Decorative sculpted form over windows and doors designed to deflect rainwater running down the wall from the windows or doors' timber frames.
House Longhorn Beetle:	A serious insect pest mainly confined to the extreme southeast of England, which can destroy the structural strength of timber.
Inspection Chamber:	Sometimes referred to as a 'man-hole', an access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
Jamb:	Side part of a doorway or window.
Joist:	Horizontal structural timber used in a flat roof, ceiling and floor construction. Occasionally also metal/web.
Landslip:	Downhill movement of unstable earth, clay, rock etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to sub-soil having little cohesive integrity.
Lath:	Thin strip of wood used as a backing to plaster.
Lath and plaster:	Traditional method of creating walls and ceilings. Laths, often riven oak, are nailed to the studs/joists, and then the plaster is pushed between the laths creating a supporting 'nib' (sometimes referred to as 'snots').
Lintel:	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
LPG:	Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas.
Mortar:	A mixture of aggregate/sand, cement/lime and water, used to bed and joint stones or bricks.
Mullion:	Vertical bar dividing individual lights in a window.
Newel:	Stout post supporting a staircase handrail at the top and bottom. Also, the central pillar of a winding or spiral staircase.
Oversite:	Rough concrete below timber ground floors: the level of the oversite should be above external ground level, and ideally at least 300 mm below the bottom of the floor joists.
Parapet:	Low wall along the edge of a flat roof, balcony etc.
Pier:	A vertical column of brickwork or other material, used to strengthen a wall or to support a weight.
Plasterboard:	A rigid sandwich of plaster between coarse paper. Now in widespread use for ceilings and walls. Usually skimmed over with plaster.
Pointing:	Smooth outer edge of the mortar joint between bricks, stones etc.

Powder Post Beetle:	A relatively uncommon pest which can, if untreated, cause widespread damage to structural timbers.
Purlin:	Horizontal beam in a roof upon which rafters rest.
Quoin:	The external angle of a building; or, specifically, bricks or stone blocks forming that angle.
Rafter:	A sloping roof beam, usually timber, forming the structure of a roof.
Random Rubble:	Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering:	Covering of a wall with either plaster (internally) or lime/cement (externally), sometimes with pebble-dash, stucco or Tyrolean textured finish.
Reveals:	The side faces of a window or door opening.
Ridge:	The apex of a roof, usually a board or a beam.
Riser:	The vertical part of a step or stair.
Roof Spread:	Outward bowing of a wall caused by the thrust of a badly restrained roof structure (see 'Collar').
Screed:	Final, smooth finish of a solid floor; usually cement, concrete or asphalt.
Septic Tank:	Drainage installation whereby sewage decomposes through bacteriological activity, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders etc. It will likely still need emptying, depending on usage. If the outflow discharges near to a watercourse, the General Binding Rules will apply (see: https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground).
Settlement:	General disturbance in a structure showing as distortion in walls etc., possibly a result of major structural failure. Sometimes of little current significance.
Shakes:	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles:	Small rectangular slabs of wood used on roofs instead of tiles, slates etc.
Soakaway:	Arrangement for disposal of rainwater, utilising graded aggregate laid below ground. These should be at least five meters away from the property and will eventually need to be cleaned out and refilled. More modern examples may use composite cages.
Soaker:	Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall etc. associated with flashings which should overlay soakers.
Soffit:	The under-surface of eaves, balcony, arch etc.
Solid Fuel:	Heating fuel, normally coal, coke, wood or one of a variety of proprietary fuels. Any wood used must be seasoned.
Spandrel:	Space above and to the sides of an arch; also, the space below a staircase.

Stud Partition:	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber/metal faced with plaster, plasterboard or other finish.
Subsidence:	Ground movement, generally downward, possibly a result of mining activities, erosion or clay shrinkage.
Sub-Soil:	Soil lying immediately below the topsoil, upon which foundations usually bear.
Sulphate Attack:	A chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in stone/brick walls and concrete floors.
Tie Bar:	A metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.
Torching:	Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration and wind uplift. Not usually seen after the 1940's.
Transom:	The horizontal bar of wood or stone across a window or top of a door.
Tread:	The horizontal part of a step or stair.
Trussed Rafters:	A method of roof construction utilising a prefabricated triangular framework of timbers. Now widely used in domestic construction.
Underpinning:	A method of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original in sections. This is very disruptive, time-consuming and expensive.
Valley Gutter:	A horizontal or sloping gutter, usually lead or tile-lined, at the internal intersection between two roof slopes.
Ventilation:	<p>Necessary in all buildings to exhaust moisture resulting from bathing, cooking, breathing etc., and to assist in the prevention of condensation.</p> <p>Kitchens, bathrooms and utility rooms – mechanical ventilation is required to exhaust moist air externally. Humidity-controlled systems will work best in most properties.</p> <p>Floor ventilation - necessary to avoid rot, especially dry rot.</p> <p>Achieved by airbricks in the external walls at sub-floor level, floor vents in internal floors and mechanical ducted systems in more complicated situations.</p> <p>Roofspaces - necessary to expel condensation within roof spaces, principally as a result of moisture rising up through the property.</p> <p>Achieved by a dry ventilated ridge system, ventilated ridge tiles, ventilated tiles, ventilation at the eaves, breathable felt or air bricks in the gable ends.</p>
Verge:	The edge of a roof, especially over a gable. This should project at least 50 mm from the wallhead. This can be pointed with mortar (wet) or have mechanically affixed interlocking caps over it (dry).
Verge Board:	Timber, sometimes decorative, placed along the verge of a roof pitch: also known as a 'barge board'.
Wainscot:	Decorative timber paneling on the lower part of an internal wall.

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- Wall Plate: Timber placed along the eaves of a roof, to take and spread the weight of the rafters.
- Wet Rot: A general term for the decay of timber due to excessively moist conditions. Leaves timber wet following decay.
- Woodworm: Colloquial term for insect attack, usually intended to mean Common Furniture Beetle, the most frequently encountered insect attack in structural and joinery timber. Emergence holes are usually 1-2mm in diameter and circular. Usually only affects sapwood but may attack heartwood if decay is present.