BUILDING SURVEY REPORT

CLIENT: K. Coleridge

PROPERTY: Farmville Road,
Splott,
CF24 2JN

SURVEY DATE: 15 Mar 2025

REF: TN_0602

RPSA
Residential Property Surveyors Association

The format of this BUILDING SURVEY REPORT is consistent with the guidance defined by the RPSA Survey, Inspection & Reporting Standards.

Contents

1.0 - Introduction

1.1 - About the survey and the report

Introduction

This report is for the private and confidential use of the client named in the report and for whom the survey is undertaken, and for the use of their professional advisors, and should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.

This report is produced by a properly qualified surveyor who will provide an objective opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

What this report tells you:

- *About the construction of the property and the history of its development as far as could be ascertained*
- *about the condition of the property on the date it was inspected*
- *any limitations that the surveyor experienced during the course of the inspection, and the nature of risks that may be present in those areas*
- *the nature of any significant defects that were found*
- *how to approach rectification of defects identified*
- *about elements of the property that will require more frequent or costly maintenance than would normally be expected*
- *whether more enquiries or investigations are needed*

What this report does not tell you:

- *the market value of the property or matters that will be considered when a market valuation is provided*
- *the insurance reinstatement/rebuild cost, or the cost of carrying out repairs or improvements*
- *about the nature or condition of any part of the property that is/was:*
    - *specifically excluded from the inspection by prior arrangement*
    - *not accessible or visible using normal and accepted surveying practices*
    - *not accessible or visible for health or safety reasons*
- *about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types*
- *details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance*
- *the report is not an asbestos inspection under the Control of Asbestos Regulations 2012*
- *any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately*
- *the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances*

1.2 - How the survey is carried out

General

The surveyor carefully and thoroughly carries out a visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible, an explanation is provided in the relevant sections of the report.

The surveyor does not force or open up the fabric or take action where there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, wardrobes, and/or roof spaces, moving personal possessions, removing secured panels and/or hatches, or undoing electrical fittings. The under-floor areas are inspected only where there is safe and clear access.

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

The surveyor uses equipment such as a moisture meter, binoculars, and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor may also carry out additional research about matters affecting the property.

Services

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas, or other energy sources; the plumbing, heating, or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler, or other flue. Intermittent faults of services may not be apparent on the day of inspection. If any services (such as the boiler or mains water) are turned off, they will not be turned on by the surveyor for safety reasons, and the report will state that to be the case.

Outside

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings, and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can reasonably be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.
The surveyor does not carry out a survey to identify Japanese Knotweed, or other invasive plant species, though will conduct a general assessment of the grounds to locate large or obvious plants, shrubs or trees that could present a risk to the structural safety of the property. The Surveyor assumes that no treatments or management plans are in place for the control of invasive species unless informed otherwise by the property owners, or their agents.

Outbuildings

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

1.2 - How the survey is carried out

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also identifies drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use. For safety reasons, drainage inspection chambers in communal areas are not lifted.

Hazardous Substances, Contamination, and Environmental Issues

Unless otherwise expressly stated in the report, the surveyor assumes that no harmful or dangerous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the report if, in their view, there is a likelihood that harmful or dangerous materials have been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend further investigation.

The surveyor does not comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination other than in a general sense if information is available.

Asbestos

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

Consents, Approvals, and Searches

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats that have common areas, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan, which you should ask to see. The surveyor does not consult the dutyholder.

Consents, approvals and searches

The Surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property. The Surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The Surveyor did not verify whether such consents have been obtained. Any enquiries should be made by the client or the client's legal advisers prior to exchange of contracts. Drawings and specifications were not inspected by the Surveyor unless otherwise previously agreed. The Surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

1.2 - How the survey is carried out

Assumptions

Unless otherwise expressly agreed, the surveyor while preparing the report assumed that:

a. The property (if for sale) is offered with vacant possession;
b. The property is connected to mains services with appropriate rights on a basis that is known and acceptable to the client; and
c. Access to the property is as of right upon terms known and acceptable to the client

Limitation of our liability

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following.

- *Our inability to inspect an area of the property; or*
- *Any reliance placed by us on information provided by you or by any person who provides such information on your behalf*

If we fail to comply with the terms of this contract, we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

Our maximum liability

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation.

Legal matters

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

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property.

The statements and opinions expressed in the report are expressed on behalf of the Surveyor, who accepts full responsibility for these.

The report is provided for the use of the client(s) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013.

If the property is leasehold, the Surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given towards the back of the report.

1.3 – Condition Ratings

*The report applies 'condition ratings' to the major parts of the main building, associated habitable structures, and other structures present. The property is broken down into separate elements, and each element has been given a condition rating **1**, **2**, **3**, **HS** or **NI** – see more on definitions below.*

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

The condition ratings are described: -

Condition Rating 1

Only minor or cosmetic repairs, or no repairs at all are currently needed. Normal maintenance must be carried out.

Condition Rating 2

Repairs or replacements are needed in the mid-term.

Condition Rating 3

These are defects which are either serious and/or require urgent repair or replacement or where it is felt that further investigation is required (for instance where there is reason to believe repair work is needed but an invasive investigation is required to confirm this). A serious defect is one which could lead to rapid deterioration in the property, or one where the building element has failed or where its imminent failure could lead to more serious structural damage. You should obtain quotes for additional work where a condition rating 3 is given, prior to exchange of contracts.

Condition Rating HS

*These are actual, or potential, health and safety related matters that require your immediate attention. **Failure to attend to these issues could result in serious injury or death**. In many cases it will require specific testing of services such as electricity or gas to confirm that they are safe to use, but in other instances it may relate to actual, or perceived, risks of falls or other hazards.*

It is recommended that that these matters are treated as urgent and should be attended to as soon as possible after receipt of this report and prior to any exchange of contracts.

NI

Not inspected. Indicates an element of the property that could not be inspected due to some restriction of access or view.

N/A

Not applicable – this element is not present at the property or is included within another section of the report.

Where the surveyor has identified that repairs, or further investigations, are required, you should obtain quotations and/or reports prior to exchange of contracts to ensure that you are aware of the cost of any works before you are committed to purchase the property

	Section - 1.4/1.5 - Additional Information for this Survey
Conflicts of interest	*A conflict of interest is anything that impedes or might be perceived to impede an individual's or firm's ability to act impartially and in the best interest of a client.*
	There are no known relevant conflicts of interest.
Specific Exclusions	*Areas which are excluded from the inspection and report by prior arrangement*
	There are no areas of the property excluded from the extent of the inspection

	Section 2 Property information 2.1 - About the property
Seller Information	The property was subject to probate and as such, no homeowner was met at the property. The vendors advised that their parents were in residence for 56 years. It is understood to be on the market with a possessory title. Possessory title means you are registered as the owner of the land or property, but the Land Registry does not hold full proof of ownership (for example, if the old deeds are missing). After 12 years of uncontested ownership, you can usually apply to upgrade the title to absolute, which is the strongest form of ownership. Your legal adviser should be able to confirm the full details.
General Construction Information	• The mid-terrace property is believed to have been originally constructed towards the end of the Victorian period. Around 1900. This is based on historic map data • The main walls are of solid brick with rustic stone quoins • The roof is a traditional cut terrace roof with a pitched rear projection • The windows are a combination of double and single glazed units • The kitchen is of solid floor construction while the remaining rooms are of suspended timbers • The front of the house faces in a south-westerly direction • Room descriptions used in this report are based on those given on the plan included • Orientation (left-right, back-front) used in this report is based on the viewer standing at the road side of the property with their back to the road and facing the property
Council Information	Information available on the Council planning website suggests that there have been no recent applications relevant to the property.
Listing	The property is not listed.
Nature of the property when inspected	The property was vacant, habitable and unfurnished
Summary of mains services	Gas Electricity Water Drainage

Weather Conditions	At the time of the survey the weather was breezy, approximately 20°C, after a period of mixed weather.
Local Authority	The property is within the area of **Cardiff Council**.
Conservation / AONB / National Parks	The property is **not** within a conservation area. The property is **not** within a National Park. The property is **not** within an Area of Outstanding Natural Beauty.
Heating	A full central heating system is installed with a gas fired boiler supplying hot water to radiators throughout the property.
Outside facilities	There is a rear garden with a small concrete shed.
Renewable energy services	None noted.
Broadband service	Checks on the Ofcom website show that download speeds of up to 50Mb per second may be available. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements. Standard 3 Mbps 0.5 Mbps Superfast 80 Mbps 20 Mbps Ultrafast 1800 Mbps 220 Mbps Indoor mobile availability is noted below: Provider / Voice / Data EE Limited Limited Three Limited Limited O2 Likely Likely Vodafone Likely Likely
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Additional information	Historic maps (OS 1892-1914) indicate that it is unlikely any structures were present on the site prior to construction of the property (greenfield). 

	Section 2 Property information 2.2 – Summary and issues
This section is a summary of matters that are of particular interest but you should consider ALL information contained in this report.	
General	There are a number of medium-severe level issues that require attention, together with some minor observations made in the following report sections. The property was found to be in an average condition for its type and age. There is potentially ongoing subsidence to the front bay window. As with any property of this age there is general unevenness and wear of surfaces which includes floors, walls and ceilings. This can result in misshapen doorframes, skirtings, architraves and cornices. It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements.
Main Issues	• Potentially ongoing subsidence to the front bay window • Corbel detachment to the front bay window affecting the roof structure • High moisture readings and black mould noted internally, believed to be mostly due to lack of airbricks, insufficient ventilation and lack of habitation • No operational fire alarms • Outdated electrical system • Asbestos suspected to ceilings and shed roof • Outdated boiler system • Lack of inspection chamber for drains • Elevated moisture levels to the loft • Built up ground levels to rear of property • Areas of single paned glazing noted
Dampness Background Information	**Rising dampness** is where a damp proof course within the walls is ether not present, has failed, or has been bridged. It is where ground-based moisture rises up a wall to a maximum height of 1m. A widely debated topic at present. **Penetrating dampness** is where moisture penetrates from outside through a wall. It is usually caused by some failure, or defect, such as leaking gutters or worn brickwork. **Cold bridging** is where cold spots are created, for example, at the base of walls, often due to the proximity to another cold surface, such as a solid floor. Internal airborne moisture is then attracted to the cold spots. **Condensation** is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. Damp causation is very hard to distinguish from one visit alone and moisture meters and other methods of determining the presence of moisture in building materials cannot differentiate between dampness from one source and that from another.

	It is therefore necessary to consider all potential causes of dampness before arriving at a final conclusion. Please see our general guidance for addressing damp “incremental approach to damp” included towards the end of this document after maintenance advice.
Structural	See comments regarding bay window. Otherwise: no evidence of structural movement was seen other than that which would normally be expected in any building of this age.
Health & Safety related Matters	No evidence of recent inspection of the heating installations was available at the time of the survey. You should consult your legal advisors to request any relevant information from the sellers of the property.

2.3 – External photographs

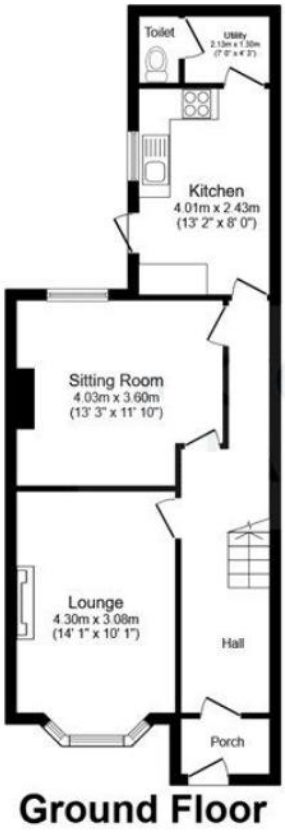
Front elevation

Rear elevation

2.4 - Summary of Accommodation

	Reception Rooms	Bedrooms	Bath/ shower	Separate WC	Kitchen	Utility	Conservatory	Other	Internal Garage
Ground floor	2			1	1				
First floor		3	1						

2.5 – Floorplan



Ground Floor

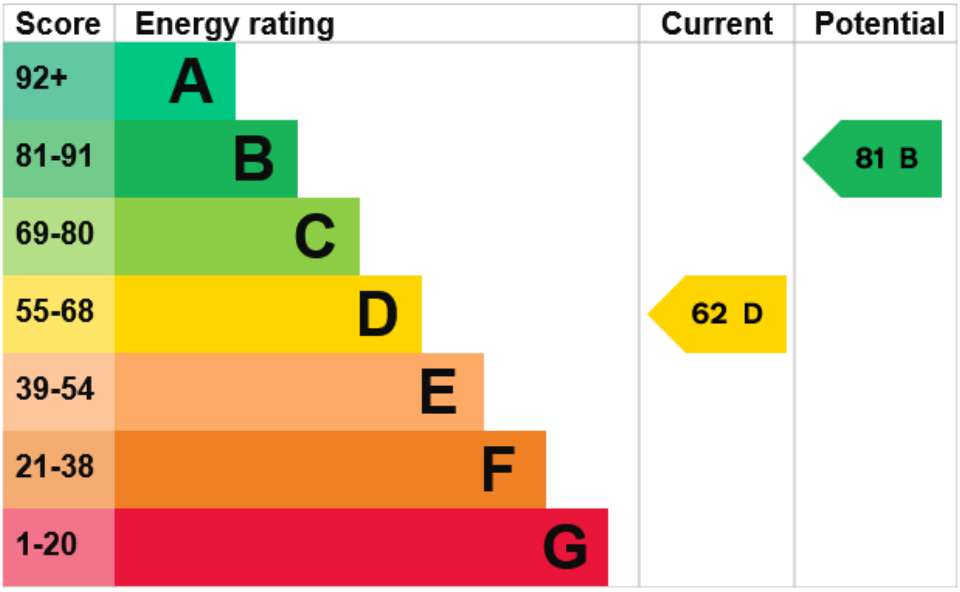
First Floor

2.6 – Energy Performance

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by ourselves, shows a current efficiency rating of band D with a potential for B. However, it is unlikely that an improvement of this degree would be reasonably practicable (given cost/investment return/disruption) under normal circumstances.

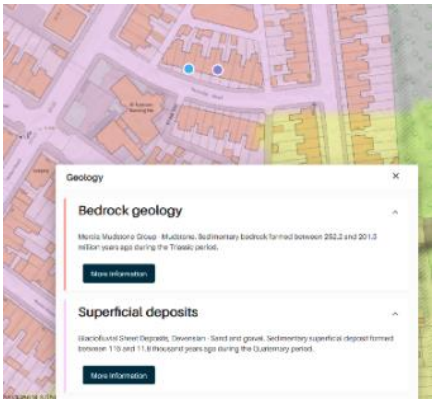
- Walls: Cavity wall, no insulation (assumed) – Poor **(we believe it is solid wall construction)**
- Roof (Loft Insulated): Pitched, loft insulation – Good
- Roof (Limited Insulation): Pitched, limited insulation (assumed) – Very Poor
- Windows: Partial double glazing – Average
- Main Heating: Boiler and radiators (mains gas) – Good
- Heating Control: Programmer, no room thermostat – Very Poor
- Hot Water: From main system – Good
- Lighting: Low energy lighting in 67% of fixed outlets – Good
- Floor: Solid, no insulation (assumed) – N/A
- Secondary Heating: Room heaters (mains gas) – N/A

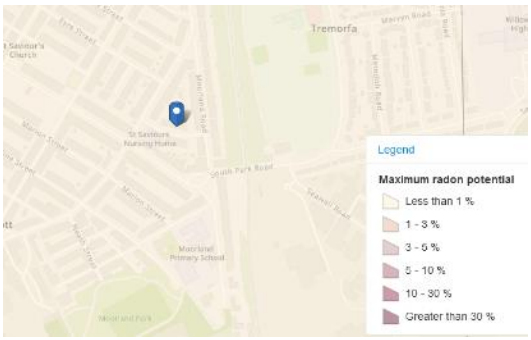


	Section 3 Conveyancing, Health & safety and Environmental matters 3.1 - Conveyancing Related Matters
Extensions & Alterations	Extensions: Small rear extension noted (oldstanding) Conservatory: None Loft Conversion: None New Boiler: An outdated boiler is installed Chimney / Breast Removals: None Wall Removal: None RSJ: None Post 2002 Windows: None Log Burner Installation: None Electrical Circuits: Noted Renewables: None Drainage: Noted. See report.
Access & Rights of way	No issues were noted by the Surveyor.
Easements & Wayleaves	In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land. An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate. A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land. **There is an easement on the land registry.** Please confirm details with your legal advisor.
Property Let	The property is not let.
Tree Preservation Orders	No issues were noted by the Surveyor.
Party Wall Award	No issues were noted by the Surveyor.
Drainage	See discussion in report. Lack of inspection chamber.

Boundaries and Title Deeds	The Land Registry holds a map, called the Title Plan, which is the Government's official *register of the location of a property. Although it shows the boundaries of the property, normally in a red line, they are only an indication of the location of the boundaries and are not specific or highly accurate. The line drawn on the plan may be 1 mm wide at a scale of 1:1250, giving and accuracy of significantly less than 1 metre on the ground.* *In most cases this is the only official recognition of the boundaries of a property.* *As such, it is impossible to determine whether a fence or wall is in the correct place. However, during the course of the survey an inspection was conducted to identify any obvious features which could suggest that the boundaries are not consistent with the general line identified on the title plan.* *No detailed measurements were taken to establish the precise location of any boundary, and, if concerned, you should seek further advice from a boundary dispute specialist, particularly if planning to make alterations that might be immediately adjacent to, or affect, the boundaries.* *Determining the precise location of a boundary can be a very lengthy and expensive process, and can result in disputes arising between neighbours.* *Similarly, the Land Registry title documents rarely indicate who is responsible for the maintenance, repair or replacement of a particular boundary fence or wall. And although existing neighbours may believe that an arrangement is officially recorded, it is usually the case that no such information is given within the title plan or register, and that most boundary fences and walls are of shared responsibility.* **No issues were noted by the Surveyor and the boundaries defined around the site were found to be broadly consistent with those identified on the title plan.**
Common and Shared Areas	No issues were noted by the Surveyor.

	3.2 – Health & safety related matters
Fire risk	No operational fire alarms were noted to the premises. This is a major fire risk Smoke and heat alarms should be provided in accordance with **part B** (fire safety) of the building regulations and **BS 5839**. The key requirements are: • Mains connected with a battery backup. On their own circuit and interlinked. • **Smoke Alarms**: For hallways, landings, and living spaces. • **Heat Alarms**: For high-risk areas like kitchens and garages, where smoke alarms may cause false alarms. • **Positioning**: Ceilings, ideally at the centre of the room, at least 300mm from walls and light fittings
Safety glass	Windows installed within 800mm of the floor must be fitted with safety glass, such as toughened or laminated glass, to comply with safety regulations and withstand impacts, reducing the risk of injury from breakage or accidental falls.
Lead pipes	Of the available pipework no lead pipework was observed by the surveyor.
Risk of falls	Some of the window sills on the first floor are low to the floor, increasing the risk of falls, especially for the very young. If the glazing is within 800mm of the floor level, it must be safety glass.
Unsafe fittings	No issues were noted by the Surveyor. Fittings within the property, where possible, were checked for normal everyday use, but have not been inspected or tested for safety purposes.
Insect & rodent infestation	No issues were noted by the Surveyor.
Recent testing of services	There is no evidence of recent inspection of the electrical or heating systems, but certification may be available. See also 6.1 and 6.4
Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor suspects that some construction materials and products used at the property may contain asbestos. These include textured ceiling finishes. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site: http://www.hse.gov.uk/asbestos/

	3.3 – Environmental matters
Flood	The property is not understood to be in or close to a coastal or river flood risk area. Further information can be obtained from: https://naturalresources.wales/flooding/check-your-flood-risk-by-postcode/?lang=en You should check with your insurers that cover is available for the property prior to exchange of contracts. Please note that flooding can occur outside of designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or increased risks of flooding. Very low risk — **Flooding from rivers** — Risk less than 0.1% chance each year. — More about very low risk from rivers Very low risk — **Flooding from the sea** — Risk less than 0.1% chance each year. — More about very low risk from the sea Very low risk — **Flooding from surface water and small watercourses** — Risk less than 0.1% chance each year. — More about very low risk from surface water and small watercourses
Geology	Information from the British Geological Survey (BGS) indicated that the house is located in an area where the ground is based on Mercia Mudstone and Sand/gravel superficial deposits. In some areas, the mudstone can shrink and swell with moisture variations, potentially leading to structural damage to buildings and disruptions in certain construction projects. In a building of this age, there is a risk that the foundations might be shallower than in a modern building. It is particularly important that trees and vegetation around the building are managed and controlled. Sand and gravel offer excellent natural drainage due to their high permeability. For homeowners, this reduces the risk of surface water pooling but may require precautions if the water table is high. **It is important to note that there were no concerns nor foundational movement (other than the bay window) noted during the inspection** 

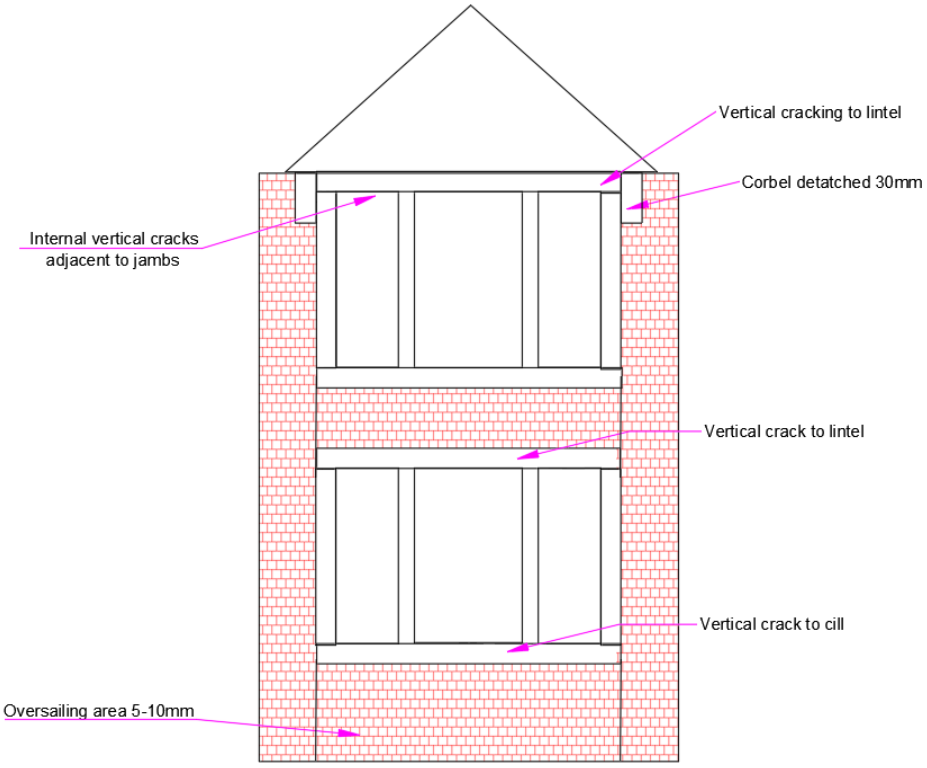
Radon	The property is in a postcode area where low levels of naturally occurring Radon Gas may be emitted from the ground. Should you have any concerns you should take the advice of **UK radon**, the reference site on radon from Public Health England at www.ukradon.org.  Radon levels
Fracking	Your conveyancer should be able to advise you on issues related to fracking (if applicable).
Landfill	There is no evidence that the property is located on or immediately adjacent to a former landfill site.
Invasive species	The invasive non-native species mapper (INNS) https://innsmapper.org/map suggests there has been no reported instances of invasive plant species identified adjacent to the property. However, such information is quite limited in its availability and scope and should not be relied upon as proof that no invasive plant species are present in, or around, the property. Please note that invasive species can often be difficult to identify, especially where the gardens have been recently cut back or are overgrown. No evidence of the presence of invasive plant species was seen during the course of the survey.
Mining	No issues related to mining noted.

	Section 4 - Outside the property		
	4.1 Chimney stacks	**Condition Rating**	**2**
Construction & Type and Limitations	*The chimney stack was examined from ground level with the aid of binoculars, for possible defects including undue movement, distortion, chemical or weather-related damage, brickwork, render and pointing damage and other evidence of failure.* There are two chimney stacks above the property. The two to the main area are combined above the roof level and adjoining to the neighbours. The chimney breasts in the loft were noted to be supported, also supported in the bedroom and downstairs in the sitting room/dining room/kitchen. The wall had been plastered and wallpapered. There were no notable defects indicating that there was any support lacking to the chimney.		
Condition	**Main chimney stack:** The flashing was in good order. Minor mortar repairs and removal of vegetative ingress are necessary to all the chimney stacks. Reinstatement of the flaunching is also required. One of the pots was replaced with a metal flue cap. The front chimney pot was damaged and would require replacement. **(Photo.3)** A redundant TV aerial was noted. **No cowls:** There were no cowls in situ. A chimney cowl is essential for preventing rainwater, birds, and debris from entering the flue, which can cause blockages and damp issues. **Rear chimney stack:** The flashing was in good order. Both of the chimney pots appear to be capped. This would prevent airflow and may mean that damp manifests in the associated chimney breast. Replacement with a cowl or a similar provision for airflow (top and bottom) would be preferable. **(Photo.4)** *The chimney stack should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary. It is advisable to fit cowls on the top of the pots of any open flues.*		

	4.2 Roof coverings	Condition Rating	1
Construction & Type and Limitations	The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear. There is a further ridge covering the rear projection (kitchen/bathroom). The roof pitches being covered with synthetic slate fibre tiles. *The roof was examined from ground level with the aid of binoculars for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.*		
Condition	*No significant defects were noted and the roof was found to be structurally stable.* *No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing. No significant numbers of slipped, chipped, cracked or missing tiles were noted and the roof was relatively clear of moss/vegetation.* **Synthetic slate tiles (fibre cement):** Older synthetic slate roof tiles, particularly those manufactured before the 1990s, may contain asbestos cement as a reinforcement material. Asbestos was commonly used to improve durability, fire resistance and weatherproofing in roofing products. These tiles were an alternative to natural slate and often contained chrysotile (white asbestos) bound within the cement, making them low-risk unless disturbed. While asbestos cement tiles do not pose an immediate hazard when intact, cutting, drilling, or breaking them can release harmful fibres. If a roof contains suspected asbestos-based synthetic slates, it is recommended to have a professional asbestos survey before any repairs, maintenance, or replacement work. Removal and disposal must follow UK HSE (Health and Safety Executive) regulations, with specialist contractors required for safe handling. Modern fibre cement slates are now asbestos-free and offer a safer, compliant alternative for re-roofing projects. **Ridge tiles:** There appears to be a very minor amount of mortar loss to the ridge tiles. They would require re-bedding to provide a watertight seal. An alternative would be a dry-ridge system whereby the new ridge tiles would be fixed with screws/mechanical fixings. **(Photo.5)** **Moss growth:** There was a moderate amount of moss growth of the north facing pitch. **(Photo.7)** Moss acts like a sponge, absorbing large amounts of moisture and resulting in your roof being constantly wet. When wet it can expand when it freezes, disturbing tiles. If this moisture travels underneath the tiles, it could rot the wooden components of the roof, threatening structural integrity and leading to costly repairs. It also has the potential to block gutters and cause further problems to the fascia/rafter tails. We recommend that the moss be removed. **Valley condition:** The valleys were noted as being lead and in good order where visible **(Photo.8)**		

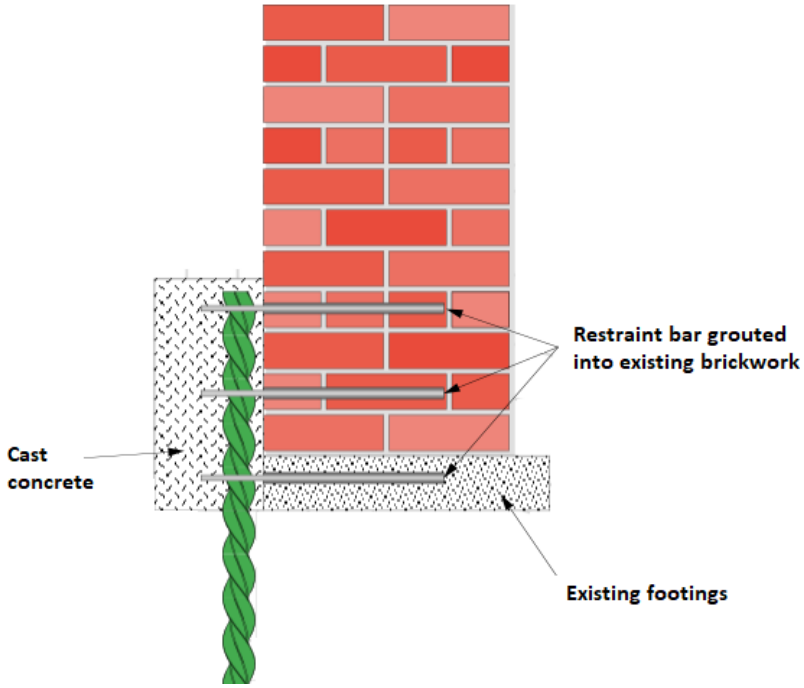
	4.3 Rainwater & above ground drainage fittings	Condition Rating	2
Construction & Type and Limitations	The rainwater gutters and downpipes are plastic and cast iron. *Gullies and downpipes for rainwater are provided around the property and these drain to ground soakaways or into the mains drainage system. Soakaways are usually gravel filled pits which allow water to flow away in a controlled manner. As they are underground, they are not visible and cannot be examined.* *Waste and soil pipes manage the removal of waste water from the property to the drainage system. Waste ventilation stacks allow the waste water system to equalise pressure and direct harmful waste gasses above and away from the property. An inspection was carried out from ground level with the aid of binoculars to look for possible areas of leakage, misalignment, overflow and other defects*. As it was dry at the time of survey no assessment could be made as to the effectiveness of the rainwater fittings.		
Condition	**Gutters noted as partially blocked (Photos.9-10)** Blocked gutters can cause serious damage to a property by preventing proper rainwater drainage. Commonly clogged by leaves and moss. This leads to rainwater overflowing, leading to damp issues, penetrating moisture, and structural damage. Excess water can seep into walls, causing mould growth, wood rot, and weakened masonry. In winter, trapped water can freeze and expand, leading to cracked gutters and potential collapse. Regular maintenance is essential and inexpensive, ensuring effective water drainage and protecting the building's integrity. **Cast iron soil pipe noted to rear (Photos.11-12)** Cast iron drainage goods are very heavy and could cause damage or serious injury if they were to fall from a height. The security of the fittings should be checked regularly. The joints are also prone to rusting and leaking and they require regular sealing. Please note that they are prone to corrosion and should be re-treated when appropriate (abrade, prime and repaint). The soil pipe was also missing its capping. **Although some corrosion was noted to the brackets it was not considered critical at this stage.** **Downpipe in poor condition (Photo.13)** The downpipe to the front elevation requires replacement/patch repair (evidenced by the staining noted from ground level). Modern downpipe goods are relatively inexpensive. Downpipes are vertical pipes that carry rainwater from gutters to ground level or a drainage system. They prevent water damage to buildings by directing runoff away from foundations, walls, and basements. Building Regulations (Approved Document H) require proper disposal of rainwater to prevent flooding and waterlogging. They should not discharge directly onto the ground unless into a suitable drainage channel. In this case the downpipe goes into a drain. This particular drain would need a CCTV examination to confirm its condition.		

	Drainage (Photo.27) In this case, the downpipes appear to be connected to an underground system, presumably a dedicated surface water system or the mains sewer. NHBC standards state that surface water sewers should be used for rainwater disposal where possible. Discharging downpipes directly onto the ground is not recommended, as it can lead to erosion, damp problems, and foundation issues. Any further drainage modifications should comply with NHBC guidance and Building Regulations (Approved Document H) to ensure long-term stability and effective water management. **Soil pipe missing cap** The cap is missing to the soil pipe. The soil pipe is a vertical pipe that carries waste and foul water from toilets, sinks, and other appliances to the underground drainage system. Soil pipes need an adequate cap installed as rainwater can enter the open pipe, potentially causing issues in the drainage system or leading to flooding. The opening may also allow rodents or insects to access the system and potentially enter the property.

	4.4 External Walls	Condition Rating	3
Construction & Type and Limitations	The external walls are stone with rustic brick quoins. There was a stone bay projection and a rendered rear elevation. The walls are believed to be solid wall, possibly with a small air gap present. They are not cavity wall as stated in the EPC. The small rear extension (bathroom) was noted as single skin blockwork with penetrating damp coming through due to built-up ground levels. Please see internal walls section and photo. 50. *The walls were examined from ground level with the aid of binoculars where necessary from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork, render and pointing, cracking, indications of subsidence and land failure and other defects.*		
Condition	**Bay projection subsidence (Photos.14-22)** There was evident active subsidence to the front bay window. When you contrast the condition in 2008 (from google street view) with its current condition it is clear that there was been some movement.  **Bay window 2.5m wide** Bay windows in houses built around 1900 were often constructed with shallower foundations compared to the main structure. This difference in foundation depth can make bay windows more susceptible to movement due to changes in soil conditions or groundwater levels.		

The most likely remedial treatment would be providing restraint ties (helical bars) through the main walls into the jambs. Further helical bars providing lateral restraint through the joists and into the lintel.

Further to this either underpinning the main bay windows area or installing a number of Heli-piles which in turn tie into the brickwork at the foundation:



The oversailing is thought to be unrelated as there is lime mortar in the joints (original mortar), there was possibly a template issue when constructing the walls. The 2008 footage **(Photo.22)** clearly shows no cracking to the lintels suggesting that this subsidence is relatively recent and possibly active.

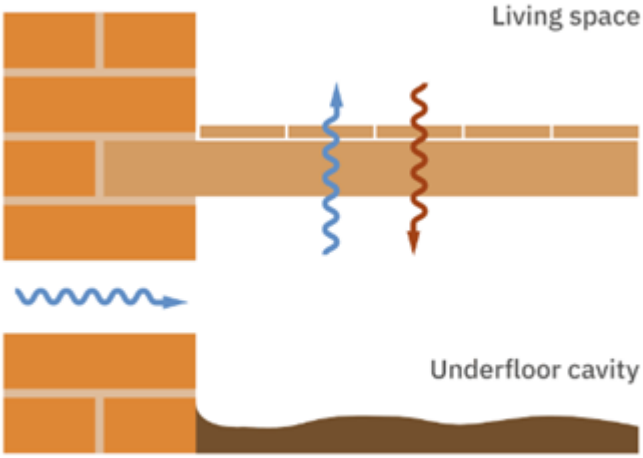
Airbricks

There were three airbricks to the front bay window and one airbrick close to the ground outside the dining room. The proximity to the ground could allow water ingress. There were overall insufficient air bricks. We would recommend installing telescopic air vents for the rear in the first instance of an incremental damp-proofing approach.

Airbricks help with proper subfloor ventilation and moisture control. Reducing the chances of damp/rot affecting the house. Typically provided by airbricks on two opposite external walls.

Ideally air bricks should be located at least 75mm above external ground to reduce the risk of being obstructed. In the case of timber floors, ventilators should be spaced at no more than 2m centres and within 450mm of the edge of the floor. The subfloor void should be a minimum of 150mm for timber suspended floors or precast concrete floors (unexaminable in this case due to floor coverings)

More information can be found here: **https://nhbc-standards.co.uk/5-substructure-ground-floors-drainage-and-basements/5-2-suspended-ground-floors/5-2-10-damp-proofing-and-ventilation/**. There are plenty of decorative options available online that would complement a Victorian property.



Corbel detached

There is a corbel to the front elevation (by 30mm) which is believed to be detached and would require reattachment **(Photo.23)**.

Render (bridging DPC)

The rear elevation has been rendered down to ground level whereby it would bridge any dampproof course present allowing damp **(Photo.24-26)**. The rendering should not bridge the dampproof course. It should be applied to a drip bead fixed to the wall just above DPC (directing rainwater away from the walls) and the exposed brick below pointed up and made good.

When it rains any surface water is sucked straight up the narrow gap between the render and the masonry wall, bridging the DPC and making the surfaces of the interior wall damp. A DPC should be installed a minimum of 150mm above external finished ground or paving level.

Render (solid wall construction)

As the house is of solid wall construction it must be noted that lime-based render is the best choice, especially for older buildings, as it allows moisture to evaporate, preventing damp issues.

Cement-based renders are more rigid and can trap moisture, leading to problems over time unless modified for breathability. Silicone and Monocouche renders offer a modern alternative with water resistance while allowing some breathability. For traditional solid walls, breathable lime render is ideal, while modern renders can work if moisture management is considered. This also applies to internal plastering of solid walls.

For more information on the subject please see Society for the Protection of Ancient Buildings website: https://www.spab.org.uk/content/need-old-buildings-breathe

Foundations

Aside from the bay window no significant defects were noted and the walls were found to be structurally stable No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.

	The walls of a house are normally supported on foundations which are below ground level and, therefore, not visible. It is, therefore, not possible to comment on them other than in a general sense for a property of this age. Older houses tend to have quite shallow foundations often of brick construction, while more modern properties will have deeper foundations, usually of concrete. It is unlikely that a house of this age would have foundations that meet current building standards, though this should not be considered to be unusual. No evidence was seen to suggest that the foundations are not providing adequate support for the property. **Painted stonework/brickwork** There was some stonework painted on the front elevation. Painting stonework or brickwork can accelerate its deterioration because it traps moisture and salts inside the material. Both stone and brick are naturally porous and need to breathe to allow moisture to escape. When painted, moisture and soluble salts can become trapped beneath the surface, leading to issues such as spalling, efflorescence, cracking, and accelerated decay over time. To remove paint from stone or brickwork, professionals may use various methods, including chemical paint strippers, poultices, heat guns, steam strippers, or water/sand blasting, depending on the type and condition of the material. Care must be taken to avoid damaging the surface, as aggressive removal techniques can erode or weaken historic masonry. **Ground level raised to rear** High ground levels adjacent to the rear toilet/utility room. Discussed later.

	4.5 Windows and External Doors	Condition Rating	2
Construction & Type and Limitations	*Windows were examined for general signs of degradation and failure including blown double-glazing units. A selection of windows was opened and checked for normal operation.* The specific weather conditions at the time of survey could disguise evidence of blown double glazed units however no intermediate condensation/fogging was noted between the glass panels. *Window and door locks were not checked for operation or security. You should ensure that keys are available for all locks. External doors were checked for normal operation and signs of failure or damage.*		
Condition	The windows are part original single pane with wooden surround and part double glazed with uPVC frames. The downstairs doors are wooden with single pane. **Double glazed units (Photo.29)** We believe these units to be pre-2002. Since April 2002, all replacement glazing has been subject to Building Regulations, requiring compliance with updated thermal performance standards outlined in Part L, though replacing only the glass is exempt. Windows installed after this date should come with a **FENSA certificate** (or equivalent, such as CERTASS) to confirm compliance. Older windows, predating 2002, may not meet current standards for energy efficiency, safety, or ventilation, and replacement may be advisable. Additionally, safety glass must be used in all doors, as well as in windows within 800mm of the floor, to withstand impacts such as someone falling against them, with further measures often necessary to mitigate risks associated with low-level window openings. Under normal circumstances sealed double glazed units can be expected to last between 15-20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. Normal maintenance of frames, hinges and locks is required. **Single pane units (Photo.30)** The frames were in poor condition, loss of paint cover and rot noted. We would recommend upgrading the units to modern, energy efficient glazing. Traditional wooden surround single-pane windows were common in older buildings before the widespread use of double glazing. They typically feature timber frames with a single sheet of glass, offering a classic aesthetic but limited thermal and acoustic insulation and a tendency to experience rot if not treated regularly. Glass is often held in place with putty. Known for their poor insulation properties and more vulnerable to forced entry. Please note - condensation issues are more likely to occur, they will need regular wiping down. Also - please reinstate windowsills where applicable.		

	Low level windows There are several low level (within 800mm of the floor) windows in the bedroom which risks occupants failing out (especially children). Where the design incorporates low level glazing (less than 800mm above internal floor level) that is not fixed shut, the glazing will still need to act as guarding where a potential fall exceeds 600mm. The window must be prevented from opening more than 100mm in order to comply with Part K of the building regulations. **Windows - stained glass (Photo.31)** Stained glass was noted, most likely an original feature. To preserve stained glass but with modern energy efficiency we would recommend Secondary Glazing – Installing a discreet internal secondary glazing panel behind the stained glass to enhance thermal insulation while preserving the original appearance. **Doors – wooden, single pane (Photo.32)** Traditional wooden doors with single glazing are often found in period properties, offering a classic aesthetic but with security and insulation drawbacks. Single-pane glass provides minimal thermal efficiency, leading to heat loss and draughts, while also being more vulnerable to break-ins compared to modern alternatives. *Normal maintenance (rust preventing lubrication) of frames, hinges and locks is required.*

	4.6 External Joinery and Finishes	Condition Rating	3
Construction & Type and Limitations	*This includes such items as woodwork at the roof edges, trim panels and any timber porch/canopy.* *Soffits are the horizontal timbers joining the fascia boards to the house walls.* *Fascia boards are the vertical timbers to which the gutters are normally fixed.* *Barge boards are the diagonal boards at the roof edge on the gable end of the house.* *All such materials were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around.* *Decorations were examined for indications of poor maintenance, rot and other defects.*		
Condition	**Decorative timber gable projection (Photo.33)** The front bay projection features a Victorian Tudor revival gable (popular during the last half of the 1800s), with timber elements showing visible deterioration. The woodwork appears weathered, rotting, and in need of attention. Given its condition, the timber may require either retreatment or full replacement, depending on the extent of the decay. Since this assessment was conducted from ground level, a closer inspection is recommended to determine the structural integrity of the timber. Any rotten sections should be removed, and replacement timber should be treated with a high-quality preservative. Additionally, repainting or staining with a protective coating will help prevent further decay. **Fascias – tired condition (Photo.34)** The fascias to the property were in a tired condition and at risk of experiencing rot. Although these can go for many a year untreated it can lead to water ingress affecting the rafter tails (ends) and gutter failure. In the worst instances it can allow water to penetrate the roof structure, walls, and interior, potentially causing leaks, mould or structural issues. It is recommended that they be treated or replaced. In such circumstances, many new owners would consider replacing the existing fascia with low maintenance PVC.		

	4.7 Conservatories and Porches	Condition Rating	2
Construction & Type and Limitations	There is an integral porch to the front of the property with a wooden/single pane door.		
Condition	Poor condition **(Photo.35)** please see above comments about treating woodwork and considering replacement. There were no leaks to the inside noting suggesting the roof is in a fair condition **(Photo.36).** The flashing and guttering were found to be in satisfactory condition.		

	Section 5 - Inside the Property		
	5.1 Roof spaces	**Condition Rating**	**3**
Construction & Type and Limitations	*The main roof space is accessed from a hatch in the ceiling of the landing.* *The roof is constructed from wooden trusses supported by the ridge plate and wall plates. Intermediate support to prevent the rafters sagging is noted in the form of wooden purlins to the north and south supported by the walls.* *The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects and animals, and other defects including dampness and structural failure.* *A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations.* *The roof space was further investigated for the presence of adequate ventilation and suitable fire walls where applicable.* *Wood Moisture Equivalent readings were taken from timbers in a selection of representative locations to determine whether moisture levels within the roof space were above average.*		
Condition	The purpose of purlins is to provide intermediate support for the roof structure and prevent sagging of the rafters. The purlins were noted as being supported by the walls at either end. In this case, it is clear there has been a reinforcement of the original purlins with new ones “sistered” onto the original and tied together with screws and bolts instead of replacement. **Ridge board (Photo.37)** A ridge board is a non-structural member that serves as a prop/nailing board for opposing rafters to rest against and connect to. The ridge board was observed to be straight and dry with no obvious signs of the rafters separating from it (indicative of potential roof **Purlins** The purpose of purlins is to provide intermediate support for the roof structure and prevent sagging of the rafters. The purlins were straight and noted as being supported by the walls at either end. **There was some mould growth on the purlins**, we suggest that vents are installed as a priority and moisture levels monitored. Unfortunately, we could not get any closer due to an un-boarded loft. Please see **photo 38**. **Sarking** Felt sarking was noted to the internal roof space in a mostly serviceable condition. Patch repairs are necessary as some water ingress is present. **(Photo.39)** It is believed to be a pre-2000 traditional underlay used beneath roof coverings to provide secondary weather protection, preventing wind-driven rain, dust, and draughts from entering the roof space. Older types can contribute to condensation issues if not properly ventilated. Older felt sarking typically has a black or grey appearance, indicating bituminous felt, which was widely used in pre-2000s roofs.		

	Moisture levels High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood-boring insects (commonly known as woodworm). Wood moisture content readings taken were found to be high. There were no lap vents installed to the roof space. In this instance stance we would recommend installing lap vents in line with NHBC guidance: https://nhbc-standards.co.uk/7-roofs/7-2-pitched-roofs/7-2-15-ventilation-vapour-control-and-insulation/ **Insulation (Photo.40)** The roof space is laid with approximately 250mm of wool-type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. It does, however, limit examination within the roof space as any supporting joists are concealed. **Mortar loss** There was isolated mortar repairs required to inside the loft space, given the age of the structure a weak mortar mix or lime mortar would be recommended.

	5.2 Ceilings	Condition Rating	3
Construction & Type and Limitations	*The ceilings are constructed from plasterboard. Although in a house of this age lath and plaster may be present.* *They were examined for signs of bowing, cracking, staining and other defects.*		
Condition	**Artex ceiling bathroom (Photo.41)** It is very likely that this ceiling contains asbestos. The Artex brand stopped using asbestos in 1984, while other manufacturers continued using it until it was banned in 1999. Whilst care needs to be taken when handling any material that contains Asbestos it is worth noting that the amount of this harmful material is very small with most textured coatings containing less than 4%. The least messy and intrusive way of dealing with it is to plasterboard or PVA then skim over it. This is only recommended if the ceiling is in good condition. **Under no circumstances should you sand or scrape down a textured wall coating that may contain asbestos.** There was also a sizable crack adjacent to the bay window, discussed above. **Textured wallpaper ceilings to kitchen and hallway (Photo.42-43)** If wallpaper was installed between pre-1980, there is a small possibility that it contains asbestos. Most wallpapers manufactured before 1980 did include asbestos, especially the vinyl easy-wipe types commonly used in kitchens and bathrooms. It is often impossible to determine whether asbestos is embedded in the material or used as a rear lining paper just by looking at it. If you are unsure, it is always advisable to test the materials for asbestos. The only way to confirm the presence of asbestos is to have it professionally checked. Asbestos was commonly added to vinyl products, including flooring, vinyl tiles, linoleum, and wallpaper, primarily as a fireproofing material. In this instance we would recommend that the wallpaper tested and then if found to contain asbestos to be removed by a professional. Following this a skim coat of the ceiling, followed by mist coat/paint to make good. **Cracks to kitchen ceiling:** There are a series of minor cracks to the kitchen ceiling, this is suggestive of movement of then underlying plasterboard. It does not appear as if the joints have been reinforced (scrim taped). We would suggest removal and reinstatement.		

	5.3 Internal walls	Condition Rating	3
Construction & Type and Limitations	Internal walls are primarily of solid masonry construction. Tiled walls were noted to the kitchen and bathroom. *The walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. The construction and finishes of the walls and partitions cannot be confirmed without destructive investigations being carried out. My description of the walls is therefore based on appearance and tapping the wall surfaces in random locations. The walls are dry lined in areas that significantly limiting instrumental checks for damp.* *Readings are normally taken at approximately one metre intervals horizontally and vertically, where access allows. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface.*		
Condition	*Some of the internal walls were hidden by heavily textured paper and ceramic tiles* **Full update required (Photo.44-48)** The interior of the property is in poor decorative condition, with wallpaper sloughing off the walls, particularly in areas prone to dampness or previous redecoration failures. Many surfaces show peeling paint, damaged plaster, and outdated finishes, indicating that the property has not been refurbished for some time. General wear and tear, combined with moisture issues, have contributed to wall coverings lifting and detaching, giving the interior a neglected and tired appearance. A full cosmetic update will be required to restore the property to a good modern standard. Please note – this is most likely beyond the scope for patch repairs, a full replastering will be required. Textured wallpaper may contain asbestos as noted previously. Beyond the wallpaper itself, there may be other asbestos-containing materials (ACMs) within the wall structure, such as plaster, Artex coatings, or adhesives. Testing should be carried out before any work begins to confirm whether asbestos is present. If found, professional removal will be required to ensure safety. **Kitchen (Photo.49)** A number of cracked tiles and isolated missing grout was noted. Overall, the kitchen requires an update. **Damp readings** High damp readings were taken throughout the property. The kitchen was tiled meaning no wall readings could be taken**.** Please see our incremental approach to damp section towards the end of this document for suggested remedial treatments. **Black mould** Small areas of black mould were noted to the interior of the property. Black mould is more commonly associated with internal moisture issues. This is most likely due to the house remaining uninhabited for a long period of time. Please consider a combination of air bricks, roof vents, extraction fans (bathroom and kitchen), trickle vents to windows, ensuring discharge from tumble driers is directed outside. Anything that may cause condensation to be directed outside.		

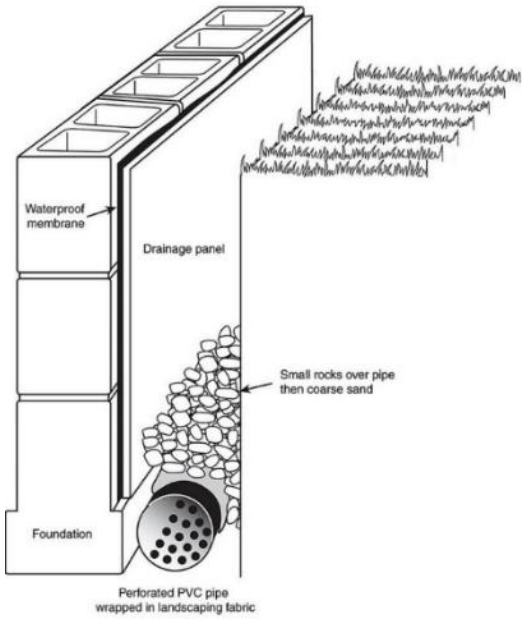
Downstairs toilet/utility room (Photo.50-51)
The downstairs extension is noted as being single skin blockwork. A single-skin extension is built with only one layer of brick or blockwork, lacking the cavity wall construction used in modern builds. This design leads to poor insulation, making the space cold in winter and overly warm in summer, resulting in higher energy costs.

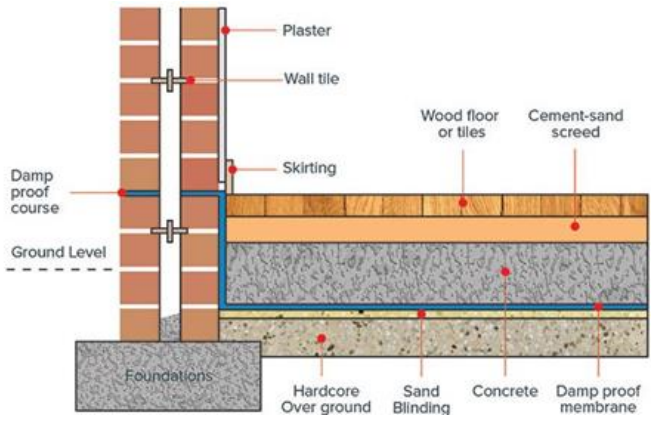
Without a cavity or a second skin to prevent moisture ingress, damp penetration is a major issue, often causing condensation, mould, and internal damp patches. Structurally, single-skin walls are weaker and more prone to cracking and movement, particularly if not properly reinforced. They may also fail to meet Building Regulations, requiring expensive remedial work.

Overall, single-skin extensions are not suitable for habitable spaces without major upgrades, as they are thermally inefficient, prone to damp, and structurally inadequate. **In addition to this there are high ground levels to the exterior** (note the height of the patio adjacent in **photo 52**). This is causing penetrating damp.

We recommend at minimum ground levels be reduced outside the extension to stop the penetrating damp. A French drain would also be a welcome addition. Further to this monitor the situation and adjust accordingly. Ideally a full cavity with second wall needs to be added but this would be a costly endeavour.

A miniature trench filled with gravel and a perforated pipe that redirects water away from the property. It prevents water accumulation, protects structures from damage, reduces soil erosion and minimises flooding.



	5.4 Floors	Condition Rating	2
Construction & Type and Limitations	The ground floors are a mix of suspended timbers (dining room and sitting room) and solid construction (kitchen and utility room) while those on the first floor are of suspended timbers. *Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces.*		
Condition	Damp suspected to sitting room and dining room. There was no springiness noted which would be associated with rot however it was evident that there was damp in the dining room and the kitchen room floors. See above comments about airbricks and please note the below when replacing joists: **Replacement of joists** When replacing timber floor joists, it's essential to address any previous causes of decay, such as damp ingress or poor ventilation. If the existing joists are partially weakened but still structurally sound, a common repair method is sistering—attaching new timber joists alongside the old ones to provide additional strength and support. This technique ensures the floor remains stable while avoiding complete replacement. To prevent future rot and damp-related issues, the ends of new joists should be wrapped in a damp-proof membrane (DPM), or joist end caps, before being inserted into the masonry pockets. This prevents direct contact with damp brickwork or mortar, which is a common cause of timber decay. Additionally, ensuring adequate underfloor ventilation through properly positioned air bricks will help keep the area dry and reduce the risk of condensation and fungal growth. **Concrete floor** There was no significant dampness to the kitchen floor, indicating that the tiles/DPM were providing a solid barrier. A solid concrete floor should generally include a damp-proof membrane that is continuous with the damp-proof course (DPC) in surrounding walls to prevent moisture ingress and keep the surface dry. However, this is within the expected tolerances for a property of this type and age and does not indicate any ongoing structural issues.  		

	Tiles require refresh/regrouting to kitchen, bathroom and utility room. A number of cracked tiles were noted to the tiled area with recessed grout which may affect water ingress. Please consider updating/replacing said areas. **Linoleum to the bathroom floor** Flexible floor covering to bathroom floor: Please note that the edges have not been sealed. Sealing is important to ensure a waterproof barrier at the perimeter. **Carpets in poor condition** Replacement necessary.

	5.5 Chimney breasts, fireplaces and flues	Condition Rating	1
Construction & Type and Limitations	*The property contains two chimney breasts which combine into one chimney in the attic (arch configuration) and a further chimney to the kitchen. The chimney breasts were inspected for signs of dampness, structural support issues, failed lining, and other defects.* *However, the condition and serviceability of the chimney flues for use with fixed or open fires is beyond the scope of this survey.*		
Condition	**Chimney breast – gas** A gas fire is fitted in the dining room. No certificates were noted, and it is not advised to use the appliance until it has been inspected by Building Control and/or a Gas Safe registered engineer. Gas fire installations in the UK must comply with the Gas Safety (Installation and Use) Regulations 1998 and Building Regulations. All work involving gas appliances must be carried out by a Gas Safe registered engineer. A suitable flue or chimney must be provided to safely vent combustion gases, unless a flueless model is installed. In such cases, permanent room ventilation and a functioning carbon monoxide alarm are mandatory. The gas supply must include an accessible isolation valve, and a tightness test should be performed before and after installation to check for leaks. A non-combustible hearth is required, extending at least 300mm in front of the fire and 150mm to either side, depending on the type of fire and manufacturer's instructions. All surrounding materials must be heat-resistant. Upon completion, the engineer must carry out safety checks, flue flow tests (or spillage tests for open-flue appliances), and gas pressure tests. A Building Regulations compliance certificate (usually issued via the Gas Safe Register) should be provided to the homeowner. **Chimney Breast – Solid Fuel** Solid fuel installations in the UK must comply with Building Regulations (Approved Document J) and should be undertaken by a competent person, typically a HETAS-registered installer. A suitable chimney or flue system is required for safely venting combustion gases. The flue must be correctly sized, appropriately lined, and insulated where necessary. All appliances must be installed on a non-combustible hearth, which must: • extend at least 300mm in front of the appliance, and • extend at least 150mm to either side, or follow the manufacturer's minimum dimensions The hearth must also be of adequate thickness and include thermal insulation, depending on the floor type. Surrounding walls and finishes must be heat-resistant, with clearances to combustible materials maintained as per the manufacturer's instructions. Adequate permanent ventilation is required, and a carbon monoxide alarm must be fitted in the same room as the appliance, positioned in accordance with manufacturer and Building Regulations guidance.		

	Chimney Breast – Kitchen (Blocked Top and Bottom) The chimney breast to the kitchen has been blocked up at both the top and bottom. It is important that unused chimneys are vented at both ends to allow a constant flow of air. At the top, a cowl should be attached to the chimney pot. This will prevent rain ingress while allowing ventilation. At the bottom, removing a brick and installing a vent would provide adequate ventilation to prevent damp build-up. **Chimney Breast – Second Bedroom (Blocked)** The chimney breast in the second bedroom has been blocked and repaired with plasterboard and wallpaper. This is an inadequate repair, as temperature variations and the lack of reinforcement at the joints have already caused it to fail. A more suitable option would be to brick up the chimney opening and apply multifinish plaster to the surface before redecorating with wallpaper. As functional fireplaces they would classify as condition rating **HS**. As functional fireplaces they would classify as condition rating **1.**

	5.6 Built-in fittings	**Condition Rating**	**1**
Construction & Type and Limitations	*The kitchen fittings include wall and base units, drawers, sink and worktops.* *The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. The surveyor could not get behind the units to check for damp in the walls but no visual/sensory signs were noted. Built-in appliances were not checked for operation or safety.*		
Condition	The fittings are slightly dated and in a relatively serviceable condition, despite a few chips here and there. **(Photo.60-61)** The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. Built-in appliances were not checked for operation or safety. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use with both hot and cold observed to be working. As the heating system had been turned off, no hot water supply was available at the time of the survey. There was also no mechanical ventilation system to the kitchen.		

	5.7 Internal joinery	Condition Rating	1
Construction & Type and Limitations	*The internal woodwork includes such items as doors, frames, skirting, banisters, and staircases. A selection of internal doors was checked for normal operation, and other woodwork was examined for a range of defects.* *Woodwork was also inspected for evidence of movement in the structure of the property, woodworm and other infestations, as well as general condition and usage.*		
Condition	The fittings were found to be in serviceable condition with no significant defects. All doors within the property were found to open and close without fouling on their frames suggesting that no unusual movement of the structure has occurred since the doors were installed. The staircase was covered to the top and bottom restricting our examination **(Photo.62)**. There were no spongy areas nor significant creaks noted on heel test, nothing suggestive of failure. The stringer and spandrel were in good order. The staircase was noted as level		

	5.8 Bathroom and sanitary fittings	Condition Rating	1
Construction & Type and Limitations	*The sanitary fittings in the bathrooms include such items as the bath with mixer shower and screen, basins and WCs. All sanitary fittings were checked for normal operation.* *Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. The toilet was flushed at least twice.* *The shower was operated to check general flow, although the electrical supply was turned off at the time the shower was checked, meaning that the pump was not running.* *Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine every waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc. It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. Replacement seals must be installed as part of a regular maintenance programme*. As the heating system had been turned off, no hot water supply was available at the time of the survey.		
Condition	**Sealant repairs around bath/shower** There were minor sealant failures around the bath/shower which allowing water ingress. It is essential to repair these swiftly to prevent further issues **(Photo.63-64)** **Lack of ventilation** There were no extractor fans to the bathroom/toilet/kitchen which would exacerbate existing damp problems. Your ventilation system provides fresh air to your home. It also removes humid air that can lead to condensation and mould, and it controls the build-up of airborne pollutants from normal household activities, such as cooking and cleaning. It is designed to keep your home fresh, healthy and comfortable. Please see NHBC guidance on home ventilation: **https://www.nhbc.co.uk/binaries/content/assets/nhbc/foundation/home-comforts.pdf** The tiled walls were a suitable height above the shower head and in serviceable condition.		

	Section 6 – Services		
	6.1 Electricity	**Condition Rating**	**HS**
Construction & Type and Limitations	*There is a mains electrical supply and the meter and consumer unit (fuse box) are located under the stairs. An EICR is also recommended in all domestic homes every 10 years or upon change of occupancy to check the condition of the electrical installation and ensure there is no deterioration. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.*		
Condition	**No Electrical Installation Condition Report (EICR) certificate noted (Photo.67)** It is recommended that you get an Electrical Installation Condition Report (EICR) carried out in a domestic property every ten years. The EICR identifies potential hazards, outdated wiring, and safety concerns, such as lack of earthing, deteriorated cables, or overloaded circuits. In rental properties, an EICR is legally required every five years, and failure to comply can result in fines. A qualified electrician should be consulted to carry out an EICR and recommend necessary upgrades to ensure compliance and safety. Your conveyancer will be able to assist in this. Equipotential bonding was noted around the house, which would be a more modern addition. **Outdated consumer unit (Photo.68)** The property has a legacy consumer unit (fuse board) installed, it may not comply with current UK wiring regulations (BS 7671, 18th Edition), particularly regarding Residual Current Device (RCD) protection. Modern consumer units use MCBs (Miniature Circuit Breakers) and RCBOs (Residual Current Breaker with Overcurrent protection) to provide better safety against electric shocks and fire hazards. The latest units are also designed with fire-resistant enclosures, usually made of metal, to reduce the risk of electrical fires spreading. We would recommend that the house receive an Electrical Installation Condition Reports and suspect either a full require or a consumer unit replacement may be required. **Red and black wiring noted** The presence of red and black twin and earth wiring indicates that the electrical installation predates the wiring regulation changes that were introduced between 2004 and 2006 in the UK. This suggests that the electrical system may be outdated and potentially in need of a rewire to comply with current standards. It is recommended that your conveyancer makes further inquiries and, if necessary, arranges for an EICR to assess the safety and condition of the installation.		

	6.2 Gas / oil	Condition Rating	HS
Construction & Type and Limitations	There is a gas supply, and the meter and regulator valve are located in a housing under the stairs. The system was inspected for any obvious signs of damage or leakage.		
Condition	No significant defects were noted; however, refer to **recommendation 6.4 (Heating)** regarding the need for a full test and inspection.		

	6.3 Water	Condition Rating	1
Construction & Type and Limitations	There is a mains water supply. The visible pipework is copper and the internal stop valve is in the kitchen under the sink. The supply to the property is governed by a water meter which is located under a metal lid in the footpath to the front of the property**.** As the property is fitted with a combi-boiler there are no hot or cold-water tanks used in the system. The installation was inspected for any obvious signs of damage or leakage.		
Condition	No significant defects were noted. The flow of water at all outlets checked was found to be within a normal range, though as the heating system was not running it was not possible to check the availability of hot water. Be sure to check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks. **Lead possibility** We have not been able to examine the underground mains supply type, but it may be the original lead pipe. I recommend making enquiries with the vendor to determine the age and material of the main water supply pipe. If it is confirmed to be lead, replacement is strongly advised. In the meantime, water testing kits are available from water suppliers or independent laboratories to check for lead contamination in drinking water.		

	6.4 Heating & Cooling	Condition Rating	HS
Construction & Type and Limitations	Central heating and domestic hot water are provided by the gas fired boiler **(Photo.69)**. Given the age of the appliance I have assumed that the boiler was serviced recently and regularly. It is connected to hot water radiators. Your Legal Advisers will inquire about the boiler service records and obtain copies of these prior to exchange of contracts. *Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property.*		
Condition	**Container below boiler** There was a bucket located under the boiler **(Photo.70)**, although the central heating was off this would still be suggestive of active leaks to the boiler. Please raise this with your vendor for clarification. **Radiators (Photo. 71)** The radiators were observed to be in fair condition. There was no evidence of any active leaks on the pipework's or areas surrounding the radiators, except for the bathroom radiator (discussed below). Please note the radiators were rather small for a property of this size, typically larger radiators will deliver a greater BTU output. **Inhibitor** **Please note:** the most common cause of corrosion in your radiator system is sludge, a black, mud-like substance which if untreated, will build up over time. From the inside of your radiators, it will cause rust which ends up eating tiny holes in the radiator resulting in leaks. Typically, it is recommended to flush the system every 6 years. An inhibitor is a chemical solution that prevents corrosion and limescale formation in central heating systems and provides protection against microbiological contamination and installation debris. Heating systems will require an inhibitor adding typically every year for extra protection. Although it will not prevent corrosion happening completely, it will certainly slow it down. You could also install a magnetic filter. Any iron oxide that develops in the system will be attracted to the magnet. After the filter is fixed, water will flow through it and any iron oxide crystals that have begun to form will be collected in it before they have a chance to do any harm.		

	6.5 Drainage	Condition Rating	3
Construction & Type and Limitations	*The property is understood to be connected to mains drainage. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage.* *The underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above. It is always advisable to conduct a CCTV drainage survey before purchasing a property to identify any hidden issues, such as blockages, leaks, or structural defects, that could lead to costly repairs in the future.*		
Condition	There are three inlets to the rear serving the downpipe, wastewater, and rainwater systems. We recommend a CCTV drainage survey via one of these inlets to establish the layout and determine whether an inspection chamber exists but has been covered over (possibly due to raised ground levels). You may also be able to obtain historic drainage layout information from your local water authority. The absence of a visible chamber may indicate that the drainage system is original and concealed, or that it has been altered over time. There is also the possibility that no inspection chamber was ever installed at this property. If no inspection chamber is present, it is advisable to install one to allow for ongoing maintenance and to comply with current Building Regulations in the event of future drainage work.		

	6.6 Other services	Condition Rating	-
Construction & Type and Limitations	There is no alarm system installed at the property. No specific checks were made to confirm connections to internet or similar.		
Condition	No significant defects were noted.		

	Section 7 – External elements		
	7.1 Garaging	**Condition Rating**	**-**
Construction & Type and Limitations	No garages were noted at the property.		
Condition			

	7.2 Outbuildings and Sheds	Condition Rating	2
Construction & Type and Limitations	There is a precast concrete shed located in the garden, a common type of outbuilding in the UK. These structures were widely installed in the mid-to-late 20th century.		
Condition	**Pre-cast concrete shed (Photo.72-74)** The metal fixings were noted to be experiencing some minor corrosion however the element was sturdy. The concrete panel construction suggests it will contain asbestos cement in the roofing or walls, as this was a standard material for durability and weather resistance. The shed needs to be tested for asbestos, as it almost certainly contains asbestos cement in the roof or wall panels. While asbestos is generally low risk if left undisturbed, any removal, drilling or alteration could release hazardous fibres. The roof is most likely to be corrugated asbestos cement, both commonly used in older outbuildings. Testing should be carried out before any work is undertaken to confirm its presence and determine the safest course of action.		

	7.3 Grounds	Condition Rating	1
Construction & Type and Limitations	A small garden to the rear of the property. Mostly paved. It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are well stocked or have been recently cut and maintained.		
Condition	There is no indication of the ownership of any of the boundary walls, fences or hedges. Often, responsibility for boundaries to one side or another has been assumed by subsequent owners. You should ask your conveyancer to advise on any indications of ownership included in the title documents. **Uneven and hazardous pathways & patio (Photo.75-76)** The paths and patio areas are uneven, loose, and cracked in several places, with moss growth making surfaces slippery. Repairs and ongoing maintenance are required to eliminate these safety risks. **Roadway subsidence (front)** No subsidence or obvious cracking was observed on the road outside the property		

	7.4 Common and Shared Areas	Condition Rating	-
Construction & Type and Limitations	None noted.		
Condition			

	7.5 Neighbourly Matters	Condition Rating	-
Construction & Type and Limitations	A general unspecific overview of the immediate local area was carried out during the course of the survey, to identify issues that might affect the normal enjoyment of the property. No obvious causes of concern were noted however it cannot be known if issues are present at other times. You are advised to visit the property on a number of occasions at different times of the day and night to form an opinion of any factors that might be relevant.		
Condition			

	Section 8 – Addendum
	8.1 – About your surveyor
Surveyor	Archwise Building Surveyors **BA HNC MSc MICE MRPSA**
Contact Details	M: 07933 001 896 E: info@archwisebuildingsurveyors.co.uk
Signature	

8.2 Maintenance advice

Outside:

- General Check: Inspect your property at least once a year and after severe weather
- Routine Redecoration: Use this time to closely examine the building

Chimney Stacks:

- Check for cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render
- Storms may loosen aerials or other fixings, including the flashings

Roof Coverings:

- Inspect for slipped, broken, and missing tiles or slates, especially after severe weather
- Flat roofing has a limited life and may crack and blister. Avoid walking on it, keep it free from debris, and ensure even coverage of spar chippings

Rainwater Pipes and Gutters:

- Clear debris at least once a year, check for leaks during rain, and inspect for loose downpipe connectors and broken fixings

Main Walls:

- Look for cracks and uneven bulging. Maintain brickwork joints and repair loose or broken rendering
- Repaint regularly, cut back or remove harmful plants, and keep soil level below the damp proof course (minimum 150mm). Ensure ventilation bricks are clear and repair any damaged cladding

Windows and Doors:

- Annually check for rot in wood frames, splits in plastic or metal frames, and rusting in metal frame latches and hinges
- Maintain decorated frames by repairing or redecorating at the first sign of deterioration
- Check double glazing for condensation in autumn as it indicates a faulty unit. Replace broken or cracked glass with a specialist. Inspect for broken sash cords and damage to sills and window boards

Conservatories and Porches:

- Keep glass surfaces clean and clear rainwater gutters and downpipes. Look for broken glazing and leaks during rain, and arrange repairs by a qualified specialist

Other Woodwork and Finishes:

- Regularly redecorate all joinery and check for rot and decay, repairing as needed

Grounds

- Garages and Outbuildings: Follow the maintenance advice given for the main building
- Other: Regularly prune trees, shrubs, and hedges. Watch for overhanging and unsafe branches, loose walls, fences, and ornaments, especially after severe weather.
- Clear leaves, debris, moss, and algae growth. Ensure all hard surfaces are stable, level, and not slippery or a trip hazard
- Be aware of any trees growing close to walls, their growth rate and the impact their roots may have on the building

8.2 Maintenance advice (continued)

Inside the Property

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

Roof Structure:

- When accessing the roof area, check for leaks, vermin, rot, or decay in timbers
- Look for tears in the under-felting of the roof and check pipes, lagging, and insulated areas

Ceilings:

- The first sign of a roof leak is often damp on the ceiling beneath the roof
- An uneven ceiling may indicate a serious problem, particularly in older ceilings

Walls and Partitions:

- Look for cracks, impact damage, or damp areas, which may be caused by plumbing faults or external defects

Floors:

- Be alert for signs of unevenness when moving furniture, especially with timber floors

Fireplaces, Chimney Breasts, and Flues@

- Arrange for a qualified specialist to regularly sweep all used open chimneys
- Ensure bricked-up flues are ventilated
- Have flues to gas appliances checked annually by a qualified gas technician

Built-in Fittings

- Check for broken fittings

Services

- Ensure all meters and control valves are easily accessible and not hidden or covered
- Arrange for a competent person to check and test all gas and oil services, boilers, heating systems, and connected devices once a year
- Electrical installations should only be replaced or modified by a competent person and tested as specified by the Electrical Safety Council (recommended every ten years if no alterations or additions are made, or on change of occupancy)
- Monitor plumbing regularly during use. Look for leaks and breakages, and check insulation, especially as winter approaches
- Lift drain covers annually to check for blockages and clean them as necessary
- Check any private drainage systems annually and arrange for a qualified contractor to clear them as needed
- Keep gullies free from debris

8.2 Maintenance advice (continued)

Important Information for Purchasers of Older, Listed, and Historic Properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes designed to keep all moisture out. This is achieved by using impermeable membranes at ground level (such as a damp proof course) to prevent moisture from rising up from the ground below, and cavity walls designed to prevent moisture from penetrating through the walls. Windows and doors are made to seal tightly, and most houses built today are constructed without any chimneys.

In this type of property, where dampness is found inside, it is generally due to some specific defect that requires repair.

Older properties, generally those built before 1850 or so, were constructed very differently, allowing moisture to naturally enter the property. They do not have damp proof courses or cavity walls and are not intended to be sealed units.

However, these properties are designed to manage the movement of moisture in such a way as to prevent it from becoming a hazard to health or to the structure of the building. It is important to understand the mechanisms by which they do this to protect the structural elements from becoming defective.

When these properties were constructed, it was normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows, and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air and be carried away to the outside. For example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.

Today, we try to minimize draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors, and sealing gaps around doors and windows. As a result, moisture levels rise due to decreased air movement from reduced ventilation. This leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

Many older homes were built when lime mortar was the primary method of setting bricks and stones. Lime mortar is both flexible and porous, unlike the very hard, inflexible, and nonporous cement mortars used in more modern construction. Lime mortar allows the moisture evaporation process to continue by acting as a wick for moisture to leave the main walls between the bricks and/or stones that make up the bulk of the wall. This is a further step in managing moisture within the property.

Today, many repairs to older homes use cement mortar. This seals the gaps between the bricks and/or stones, trapping moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes. By reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside.

As a result of the actions described above, it is common today to find higher-than-average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood-boring insects such as the Common Furniture Beetle and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls cause plaster to fail, decorations to become damaged, and in some properties, significant damage to the timber frame of the building.

8.2 Maintenance advice (continued)

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions that may impact moisture management within the building. The following is a list of suggestions and recommendations that will help maintain the building in good and sound condition. It is by no means exhaustive, and it is recommended that all owners of listed, historic, and older buildings inform themselves of the best ways to protect such properties.

Improve Ventilation:

- Install mechanical extractors in kitchens and bathrooms
- Remove secondary glazing units
- Ensure windows can be opened easily and are used regularly
- Remove insulation from the eaves area of the roof where it may block ventilation
- Avoid leaving the property closed up and unoccupied for extended periods

Use knowledgeable Tradespeople for Repairs:

- Ensure repairs are carried out by tradespeople knowledgeable and competent in traditional building methods
- Use materials sympathetic to those used originally
- Repoint walls with lime mortar (distinct from cement mortar with some lime added) and remove any earlier cement mortar repairs, refinishing them with lime mortar

Maintain Guttering and Rainwater Systems:

- Ensure guttering and rainwater handling systems are well maintained and fully operative
- Inspect these systems regularly, at least three or four times a year, and repair any damages or defects quickly
- Clear gutters after autumn leaf fall to ensure effectiveness during the winter

Conduct Regular Inspections:

- Regularly inspect all outside elements such as chimneys, roofs, walls, guttering, downpipes, windows, doors, and roof edge timbers
- Internally, examine roof timbers, move large furniture to assess wall conditions behind, examine floors, doors, and timber fittings for signs of movement, and check heating and plumbing systems for leaks
- Maintain a vigilant inspection process to identify and rectify defects early, preventing further damage and higher repair costs

Avoid Unnecessary Interventions:

- Many companies recommend chemical processes, such as spraying timbers or injecting damp proof courses, to rectify dampness. These are often unnecessary, ineffective, and counter-productive for older properties
- Attempting to prevent the passage of moisture through a wall intended to be damp is unlikely to cure the problem and may push it elsewhere, causing more significant damage
- Remember, if the property is listed, any works you wish to carry out may require Listed Building Consent. Always check with the local authority Conservation Officer before undertaking any activities

Many useful resources are available from organisations such as English Heritage and the Society for the Protection of Ancient Buildings. These can help you understand how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods they advocate to protect your investment.

8.2 Maintenance advice (continued)

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions that may impact moisture management within the building. The following is a list of suggestions and recommendations that will help maintain the building in good and sound condition. It is by no means exhaustive, and it is recommended that all owners of listed, historic, and older buildings inform themselves of the best ways to protect such properties.

Improve Ventilation:

- Install mechanical extractors in kitchens and bathrooms
- Remove secondary glazing units
- Ensure windows can be opened easily and are used regularly
- Remove insulation from the eaves area of the roof where it may block ventilation
- Avoid leaving the property closed up and unoccupied for extended periods

Use knowledgeable Tradespeople for Repairs:

- Ensure repairs are carried out by tradespeople knowledgeable and competent in traditional building methods
- Use materials sympathetic to those used originally
- Repoint walls with lime mortar (distinct from cement mortar with some lime added) and remove any earlier cement mortar repairs, refinishing them with lime mortar

Maintain Guttering and Rainwater Systems:

- Ensure guttering and rainwater handling systems are well maintained and fully operative
- Inspect these systems regularly, at least three or four times a year, and repair any damages or defects quickly
- Clear gutters after autumn leaf fall to ensure effectiveness during the winter

Conduct Regular Inspections:

- Regularly inspect all outside elements such as chimneys, roofs, walls, guttering, downpipes, windows, doors, and roof edge timbers
- Internally, examine roof timbers, move large furniture to assess wall conditions behind, examine floors, doors, and timber fittings for signs of movement, and check heating and plumbing systems for leaks
- Maintain a vigilant inspection process to identify and rectify defects early, preventing further damage and higher repair costs

Avoid Unnecessary Interventions:

- Many companies recommend chemical processes, such as spraying timbers or injecting damp proof courses, to rectify dampness. These are often unnecessary, ineffective, and counter-productive for older properties
- Attempting to prevent the passage of moisture through a wall intended to be damp is unlikely to cure the problem and may push it elsewhere, causing more significant damage
- Remember, if the property is listed, any works you wish to carry out may require Listed Building Consent. Always check with the local authority Conservation Officer before undertaking any activities

Many useful resources are available from organisations such as English Heritage and the Society for the Protection of Ancient Buildings. These can help you understand how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods they advocate to protect your investment.

8.3 - INCREMENTAL APPROACH TO DAMP

Please note: this is a single survey and addressing damp is a long process. It must also be accepted that moisture meters measure electrical resistance and, as a result, high meter readings do not necessarily mean high moisture content as contamination of some materials with natural salts can also give high damp meter readings. The interpretation of the pattern of readings is therefore only indicative of the most likely cause.

Damp causation is very hard to distinguish from one visit alone and moisture meters and other methods of determining the presence of moisture in building materials cannot differentiate between dampness from one source and that from another. It is therefore necessary to consider all potential causes.

Addressing damp walls requires a step-by-step approach to identify the root cause and implement the most effective solution without unnecessary interventions. This advice is provided for general guidance only and is not intended to constitute a definitive diagnosis. A gradual process ensures that the building has time to dry naturally and prevents excessive or costly repairs.

Step 1: Identify & address external sources of moisture:
• Check gutters, downpipes & roof coverings – repair leaks and ensure proper drainage
• Inspect external walls – look for cracks, defective render, or missing mortar joints that allow water ingress
• Reduce external ground levels – ensure ground levels are at least 150-200mm below internal floor level
• Ensure air bricks are clear – improve subfloor ventilation to prevent moisture buildup inside the property
• Check window sills & pointing – ensure sills shed water away from walls and mortar is intact

Step 2: Monitor & test for internal moisture:
• Once external issues are addressed, allow time to see if the damp reduces naturally
• Use a moisture meter – track moisture levels over 4-8 weeks to see if they improve
• Inspect for condensation signs – look for water droplets, mould growth, or musty smells
• Check ventilation levels – ensure adequate extractor fans, trickle vents (on windows) and airflow

Step 3: Remove harmful modern materials that trap moisture:
• Remove cement render & repoint with lime mortar – allows walls time to breathe
• Replace gypsum plaster with lime plaster – traditional materials can regulate moisture better
• Avoid plastic-based paints & wallpaper – use breathable mineral or lime-based paints instead

St**ep 4: Improve internal ventilation & heating**
•Increase background heating – keeps surfaces warm to reduce condensation
•Use mechanical ventilation – install or upgrade extractor fans in kitchens & bathrooms
•Open windows regularly – encourages air circulation and natural drying

Step 5: Consider Additional Measures if Damp Persists
• Install a French drain – helps divert water away from walls if ground moisture is an issue
• Apply breathable, damp-resistant coatings – In some cases, breathable sealants can help control moisture
• Investigate hidden issues – defective damp-proof courses, plumbing leaks, or structural issues
• Install retro-fitted DPC

Step 6: Allow Time for Drying & Reassess
• Apply incrementally and monitor progress over 2-3 months before considering major interventions
• Only replaster or repaint once walls are fully dry to prevent sealing in moisture

By following an incremental approach, you can identify the true cause of damp and minimise unnecessary treatments. Addressing external moisture sources first, followed by monitoring, improving ventilation, and using breathable materials, will often resolve damp. For confirmation you may wish to seek further investigation by a qualified specialist, such as a member of the Property Care Association (www.property-care.org) or a similar professional body. This will help accurately diagnose the issue and ensure that an appropriate remedial treatment plan is recommended.

Building Survey photo document

Farmville Road, Cardiff, CF24 2JN
15th November 2024

Photos:

General Photograph 1: Front elevation

General Photograph 2: Rear elevation

Building Survey photo document

Farmville Road, Cardiff, CF24 2JN
15th November 2024

Photographs

Photograph 3: Main chimney stack

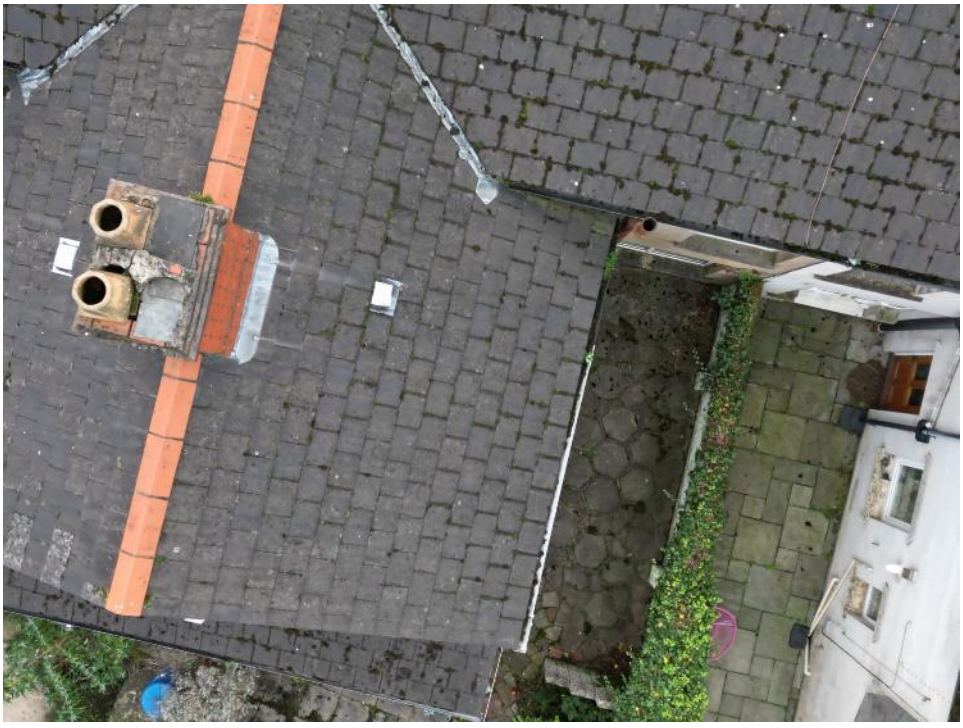
Photograph 4: Rear chimney stack

Building Survey photo document

Farmville Road, Cardiff, CF24 2JN
15th November 2024

Photographs

Photograph 5: Roof - main roof condition



Photograph 6: Roof - rear projection condition

Photographs

Photograph 7: Roof – rear pitch condition (note moss growth)

Photograph 8: Roof – front elevation valley condition

Photographs

Photograph 9: Gutters – moss/blockages

Photograph 10: Gutters – moss/blockages

Photographs

Photograph 11: Soil pipe – cast iron

Photograph 12: Soil pipe – cast iron

Building Survey photo document

Farmville Road, Cardiff, CF24 2JN
15th November 2024

Photographs

Photograph 13: Drainage – replacement of front downpipe required

Photograph 14: Bay window – fracture to lower sill

Photographs

Photograph 15: Bay window – fracture to upper sill

Photograph 16: Bay window – historic oversailing (mortar original/good condition)

Photographs

Photograph 17: Bay window - overview

Photograph 18: Bay window – no significant movement to jambs noted

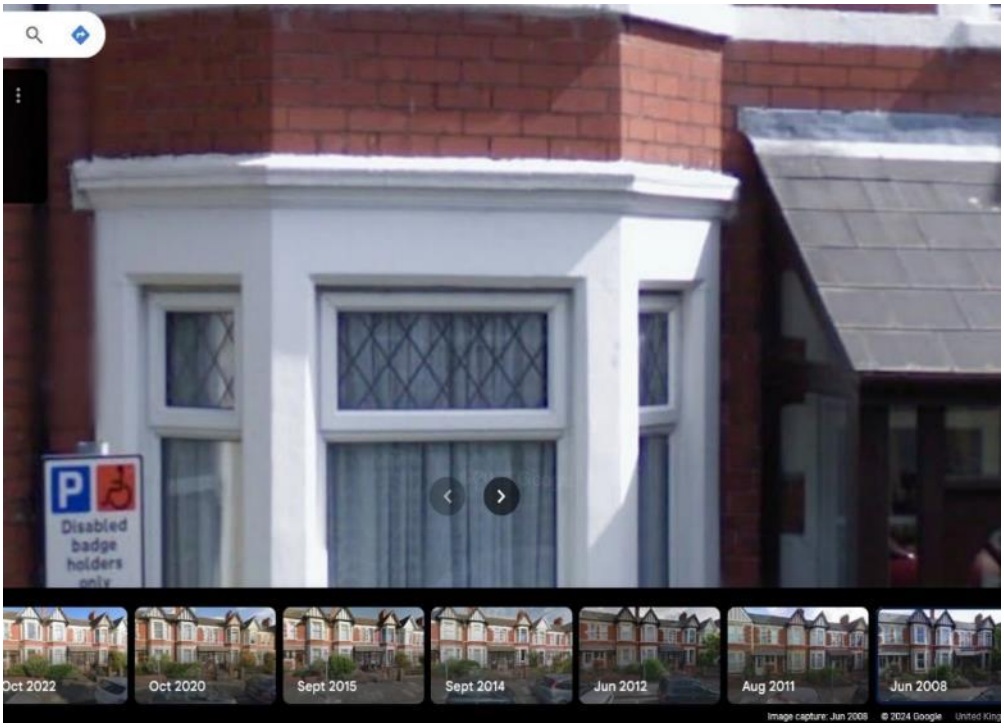
Photographs

Photograph 19: Bay window – fracture area to upper

Photograph 20: Bay window – view of ground to bay

Photographs

Photograph 21: Bay window - internal view/fracture to upper



Photograph 22: Bay window - google streetview image capture of bay window from 2008

Photographs

Photograph 23: External walls – corbel displaced (note shadow)

Photograph 24: External walls - outside the dining room

Photographs

Photograph 25: External walls – outside the dining room

Photograph 26: External walls - outside the dining room

Photographs

Photograph 27: External walls – view outside the kitchen

Photograph 28: External walls – rear first floor

Photographs

Photograph 29: Windows/doors – double glazed units

Photograph 30: Windows/doors – single pane units

Photographs

Photograph 31: Windows/doors – stained glass to front elevation

Photograph 32: Windows/doors – single pane door

Photographs

Photograph 33: External joinery – decorative timbered gable

Photograph 34: External joinery – fascia condition

Photographs

Photograph 35: Porch – wooden elements in poor condition

Photograph 36: Porch – roof in fair condition

Photographs

Photograph 37: Roof internal – ridge board in fair condition

Photograph 38: Mould growth/damp to purlins

Photographs

Photograph 39: Roof internal – sarking mostly in fair condition, isolated patch repairs noted

Photograph 40: Roof internal – roof insulation

Photographs

Photograph 41: Ceilings – artex ceiling main bedroom

Photograph 42: Ceilings – textured ceiling to kitchen

Photographs

Photograph 43: Ceilings – textured ceiling to hallway

Photograph 44: Internal walls – master bedroom

Photographs

Photograph 45: Internal walls – third bedroom

Photograph 46: Internal walls - hallway

Photographs

Photograph 47: Internal walls – second bedroom

Photograph 48: Internal walls – dining room

Photographs

Photograph 49: Internal walls – kitchen

Photograph 50: Internal walls – downstairs toilet/utility room

Photographs

Photograph 51: Internal walls – downstairs toilet/utility room

Photograph 52: Internal walls – downstairs toilet/utility room (note height of patio)

Photographs

Photograph 53: Floors – master bedroom

Photograph 54: Floors – sitting room

Photographs

Photograph 55: Floors – kitchen

Photograph 56: Floors – utility room

Photographs

Photograph 57: Downstairs front chimney breast

Photograph 58: Rear chimney breast – second bedroom (poor repair)

Photographs

Photograph 59: Rear outrigger chimney breast

Photograph 60: Built in units – kitchen

Photographs

Photograph 61: Built in units – kitchen

Photograph 62: Internal joinery – staircase

Photographs

Photograph 63: Bathroom – sealant repairs

Photograph 64: Bathroom – sealant repairs

Photographs

Photograph 65: Downstairs toilet – no extractor fan

Photograph 66: Downstairs toilet – penetrating damp

Photographs

Photograph 67: Electrical – meter under the stairs

Photograph 68: Electrical – consumer unit (fuse board) under the stairs

Photographs

Photograph 69: Boiler – downstairs kitchen

Photograph 70: Boiler – possible active leak

Building Survey photo document

Farmville Road, Cardiff, CF24 2JN
15th November 2024

Photographs

Photograph 71: Kitchen – radiator

Photograph 72: Outbuildings – shed overview

Photographs

Photograph 73: Outbuildings - shed

Photograph 74: Outbuildings – shed roof

Building Survey photo document

Farmville Road, Cardiff, CF24 2JN
15th November 2024

Photographs

Photograph 75: Garden – rear patio

Photograph 76: Garden – further view