BUILDING SURVEY REPORT

CLIENT: Miss. L Tasker

PROPERTY: Blanche Street,
Splott,
CF24 1QS

SURVEY DATE: 30 May 2025

REF: TN_0691

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.

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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.

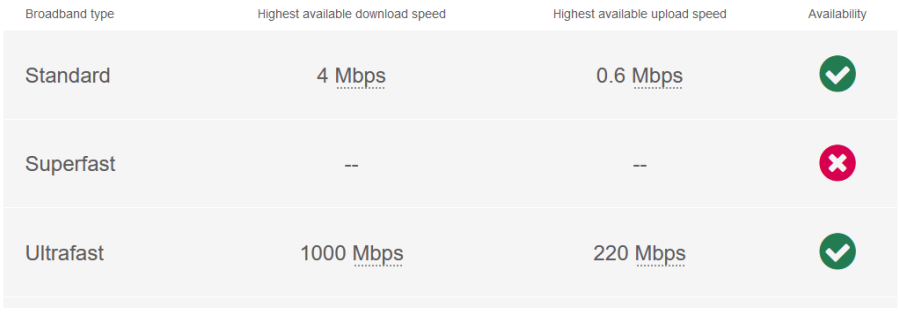
N/A

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	One of the property owners, Mr. Evans, was present for the duration of the survey and provided some information about the property and its history. Although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts.
General Construction Information	• The mid-terrace property is believed to have been originally constructed in between 1888 and 1915 though the exact date is unconfirmed • The main walls are of solid construction • The roof is pitched and covered with interlocking concrete tiles • The windows are PVC casement with double glazing • The ground floors are of solid construction while those on the first floor are of suspended timber • The front of the house faces in a 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. 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. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.
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 occupied, habited and furnished.
Summary of mains services	• Gas • Electricity • Water • Drainage

Weather Conditions	At the time of the survey the weather was dry and warm after a period of very warm and dry 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 combi-boiler supplying hot water to radiators throughout the property.
Outside facilities	Rear garden.
Renewable energy services	N/A
Broadband service	Checks on the Ofcom website show that download speeds of up to 1000Mb 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. 
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 surveys 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	The property was found to be in an average condition for its' type and age, with no significant structural defects apparent. 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. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.
Main Issues	• Lack of electrical and heating certificates • Fireproofing required to loft party walls • Damp socket to sitting room • Treatment required to fascias
Dampness Background Information	Dampness can be categorised in a number of ways: - **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. Moisture meter readings were taken internally at regular locations throughout the property where access and construction permitted. Locations included areas, for example, such as the internal face of external walls, party walls, floors, ceilings, chimney breasts, around windows, and in the loft space. No unduly high readings were recorded at any of the locations checked indicating that those areas were not affected by rising or penetrating dampness at the time of the survey.
Structural	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 electrical or 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 (west elevation)

Rear (east 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**							

2.5 – Floorplan

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 of dampness before arriving at a final conclusion.

Addressing damp walls requires a step-by-step approach to identify the root cause and implement the most effective solution without unnecessary interventions. 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

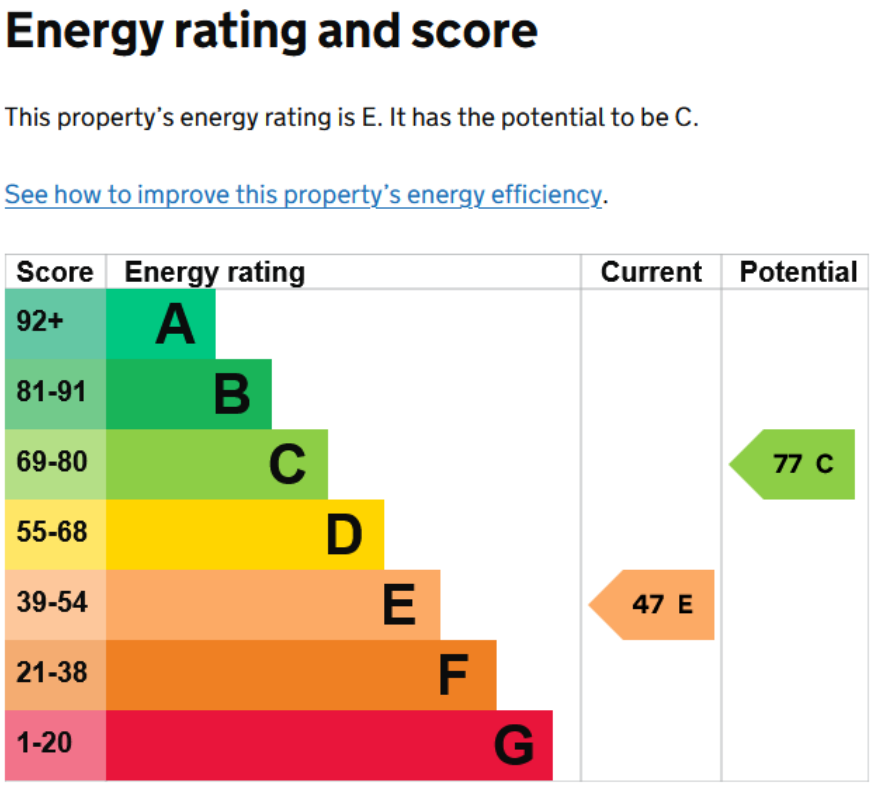
By following an incremental approach, you can identify the true cause of damp and minimise unnecessary treatments. Addressing external moisture sources first, followed by monitoring, improving ventilation, and using breathable materials, will often resolve damp. For confirmation you may wish to seek 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.

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 E with a potential for C. However, it is unlikely that an improvement of this degree would be reasonably practicable (given cost/investment return/disruption) under normal circumstances. Please noted that the walls are of solid construction and not cavity.

- Upgrading the heating controls to include thermostatic valves on more of the radiators could improve the efficiency of the system
- Internal or external wall insulation (may be prohibitive due to cost)
- Floor insulation
- Loft insulation (270mm)
- Solar water heating
- Solar photovoltaic panels
- It is understood that the property is not subject to a Green Deal financing loan for energy efficiency improvements

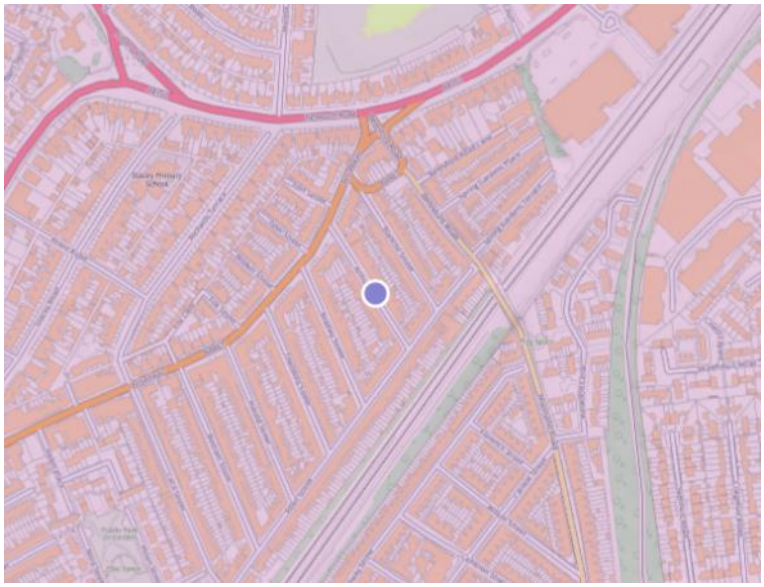
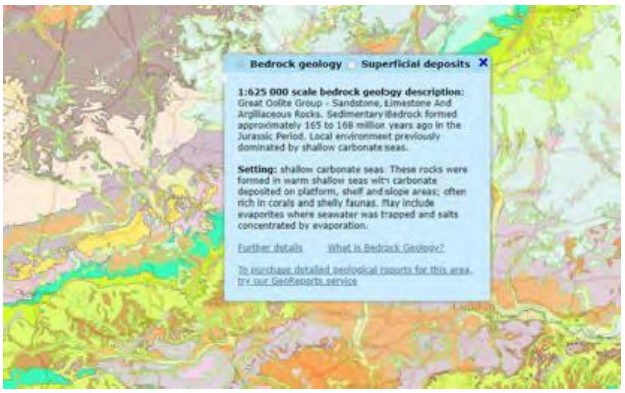


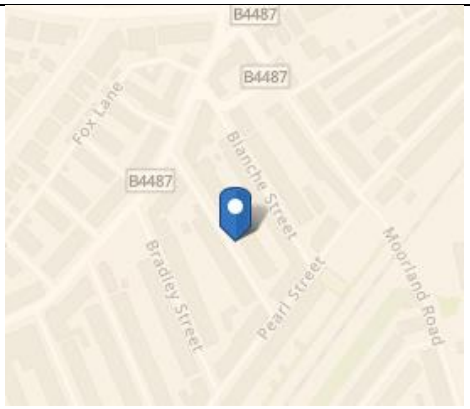
	Section 3 Conveyancing, Health & safety and Environmental matters
	3.1 - Conveyancing Related Matters
Extensions & Alterations	Extensions: None noted Conservatory: None noted Loft Conversion: None noted New Boiler: **A modern Combi Boiler has been installed** Chimney / Breast Removals: None noted Wall Removal: **See below** Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: **Pre-2006 wiring noted** Renewables: None noted Drainage: See discussion RSJ: **Downstairs living room**
	 There was a knock through and installation of an RSJ in the sitting/dining room. Detection confirmed this was a steel I-beam. The depth of the plasterboard covering suggests a suitable web was utilised and it was noted as level. You should request if this has been signed off by building control and has the associated paperwork.
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.

	Nothing was seen at the site which suggested that such rights may exist, but you should check with your legal advisor who will have seen any relevant documentation.
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 report for full discussion.
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 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. *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.*
Common and Shared Areas	No issues were noted by the Surveyor.

	3.2 – Health & safety related matters
Fire risk	Although fire alarms are fitted at the property (both upstairs and downstairs) they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order. Please see report for discussion on the party walls.
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	No issues were noted by the Surveyor.
Risk of falls	No issues were noted by the Surveyor.
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	No verifiable documentary evidence of recent inspection of the electrical or gas/heating installations were seen at the time of the survey.
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 the textured ceilings noted in the report may contain asbestos. 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	Based on a postcode search only, the property is not understood to be in or close to a coastal or river flood risk area. No specific information was obtained about the risks of pluvial flooding (rain related flooding, especially in urban areas). You should check with your insurers that cover is available for the property prior to exchange of contracts. 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. You should consult your legal advisor to consider the options for carrying out a more comprehensive environmental search. **Results for the area within 10 metres of: 17, ARTHUR STREET, CARDIFF, CF24 1QR** **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 sedimentary bedrock/sand and gravel. Sedimentary bedrock, such as sandstone, limestone, or shale, provide a stable and durable foundation for buildings when properly assessed. 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. While generally less stable than solid bedrock, no foundational movement suggests that compaction is sufficient, and the ground is stable. Homeowners should monitor for erosion or shifting in sloped areas to avoid future problems. It is important to note that there were no concerns nor foundational movement noted during the inspection.   Bedrock
Radon	The property is in a postcode area where low levels of naturally occurring Radon Gas may be emitted from the ground. You should take the advice of UK radon, the reference site on radon from Public Health England at www.ukradon.org

	 Cardiff - radon levels low
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 noted by the surveyor.

	Section 4 - Outside the property		
	4.1 Chimney stacks	**Condition Rating**	**1**
Construction & Type and Limitations	There are two chimney stacks above the property. The one on the south side is associated with the property. The one on the north side will most likely be your neighbour's responsibility however you should check this with your conveyancer. The chimney is constructed of red brick with decorative London Stock brick quoins. *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.*		
Condition	No significant defects were noted and the chimney stack was found to be structurally stable. No evidence was seen of any unusual cracking or other failure, or of unusual wear of the bricks or mortar pointing between the bricks. It is constructed of brick and has four clay pots. There was a clay cowl to each. The chimney stacks were noted as supported throughout the property (bedrooms and sitting/dining rooms) **(Photo. 4)** The flashing at the base of the stack is of lead. There is a corner section of stepped lead flashing missing at the NW corner. The remainer of the flashing appears in good order. **(Photo. 3)** More information can be found here: https://nhbc-standards.co.uk/6-superstructure-excluding-roofs/6-8-fireplaces-chimneys-and-flues/6-8-23-all-chimneys/ There was a redundant television aerial attached. *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	2
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, the roof pitches being covered with interlocking concrete 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.* **Risen tiles:** Several ridge tiles were risen up **(Photo.6).** This is a very common issue as mortar degrades over time. They would require re-bedding. An alternative would be a dry-ridge system whereby the new ridge tiles would be fixed with screws/mechanical fixings. Some moss growth was evident, for example at the front, this is more common on concrete tiles due to the moisture content. Carry out normal maintenance including removal of moss build-up. *Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced. You should carry out a thorough visual inspection at least once a year, ideally in the spring to identify and repair any damage that could have been caused by winter weather.*		

	4.3 Rainwater & above ground drainage fittings	Condition Rating	2
Construction & Type and Limitations	The rainwater gutters and downpipes are plastic. *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	**Downpipe dispel to roof:** The rear downpipe dispels onto the bathroom roof and again directly onto the ground **(Photos. 7-8).** A downpipe should generally not discharge directly onto a roof due to potential issues that can worsen over time, such as water damage, ice damming, foundational movement, structural integrity, and rot. UK building regulations specify that rainwater from roofs and gutters should be discharged at least 1 metre away from building foundations into a soakaway or surface water drain, ensuring the rainwater is safely dispersed. **Lack of suitable fall:** There was a lack of fall away from the property to the rear, adjacent to the kitchen. While there was a drain at approximately midpoint on the fall it may not prove sufficient during heavy rain to prevent water pooling adjacent to the dining room door **(Photo. 10)**. NHBC guidelines require that paths drain rainwater away from the home or drain to a channel or other suitable means of collection and directed away from the home (for example being directed to a soakaway in the garden).		

	4.4 External walls	Condition Rating	2
Construction & Type and Limitations	The external walls are of solid stone construction with decorative brick quoins. The rear of the property has been rendered with a cementitious render. *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	**Render:** There was some horizontal cracking at high level to the exterior bedroom above the bathroom and also to the nearside corner of the bathroom extension. This is indicative of delamination and a localised patch repair should return the area to good condition **(Photo.12).** Further minor render repairs necessary in the area **(P13-14).** Needless to say, the paint cover requires updating throughout. The render was noted to go right to ground level to the rear elevation whereby it may bridge any active damp proof course and cause damp. **(Photo.15)** It should be applied to a drip bead fixed to the wall just above DPC approximately 150mm from ground level with the exposed brick below pointed up and made good. This extension would most likely be made of breezeblocks and require a modern DPC solution. 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. **Please note that no damp issues were identified, this is purely best practice.** 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:** 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. No evidence was seen of any unusual wear of the masonry or mortar pointing. 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.		

	Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather **Mortar repairs:** Isolated mortar repairs are required for the front elevation (discussed later). Considering its age, it is important to use a weak cement mix that is weaker than the surrounding brick or stone. This ensures that the mortar layer will be sacrificial and fail before the brick/stone does. Additionally, please consider raking out and repointing using a lime mortar. Lime mortar allows the building to breathe and helps alleviate moisture build-up in older buildings with solid walls, unlike cementitious mortar, which traps moisture inside and would most likely help with any damp. **Damp-proof course:** *In most walls there is a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through, the walls.* *In this area there is typically a bitumen felt DPC to the interior skin, however this is unexaminable. No evidence of rising damp was found. Typically, not required if stone has very low-porosity.*

	4.5 Windows and External Doors	Condition Rating	1
Construction & Type and Limitations	The windows are double glazed with uPVC frames and are of a top hung casement type. All of the windows checked were fitted with individual key operated locks. The downstairs doors are of uPVC and in overall fair condition. *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	No significant defects were noted and all of the windows and doors checked were found to operate normally. **The only pressing issue noted was to the rear of the property.** The bathroom window was missing its upper trim with the expanding foam still present **(Photo.16)** there were also isolated minor sealing repairs observed, a simple task for a competent DIYer. *Please note that these windows and doors are believed to have been installed 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 (rust preventing lubrication) of frames, hinges and locks is required.*		

	4.6 External Joinery and Finishes	Condition Rating	2
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	The fascia to the property was in a tired condition and possibly experiencing rot. Although these can go for many a year untreated it can lead to water ingress affecting the ends of the rafters and gutted failure. It is required that they be treated or replaced. In the worst instances it can allow water to penetrate the roof structure, walls, and interior, potentially causing leaks, mould or structural issues. **(Photo.17)** In such circumstances, many new owners would consider replacing the existing fascia with low maintenance PVC. There was no bargeboard to the rear projection. A major functional benefit of a bargeboard is that it will help to keep your roof lining and rafters dry and free of any gaps or holes around the edges of your roofing.		

	4.7 Conservatories and Porches	Condition Rating	-
Construction & Type and Limitations	N/A none at the property		
Condition			

	Section 5 - Inside the Property		
	5.1 Roof spaces	**Condition Rating**	**H/S**
Construction & Type and Limitations	The main roof space is accessed from a hatch in the ceiling of the landing. There is an aluminium loft ladder fitted. A pole and hook for releasing the hatch and ladder was present. *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 roof is constructed from wooden trusses supported by the ridge board **(Photo.18)** and wall plates. Intermediate support to prevent sagging is noted in the form of wooden purlins **(Photo.19)** to the north and south supported by party walls. **Kingpost:** There was also the later addition of a central kingpost and intermediate horizontal members noted, **these do not follow typical roof truss configurations (Photos.22-23)**. There was nothing to suggest the roof had failed at any point thus requiring further support. We would suggest that this was a precautionary move when the tiles were changed from the original slate (relatively lightweight) to concrete tiles (up to double the weight of slate tiles). Were you to consider a loft conversion or similar a structural engineer would be able to calculate this for you and provide a clearer analysis of the roof structure. **Underlayment:** The underlayment was in sound condition. However, there was no ventilation noted. Lap vents would be a cost-effective solution allowing air to circulate and moisture to escape possibly preventing any degradation of the wooden elements due to moisture (rot). **Insulation:** There was approximately 270mm of insulation in the loft, meeting the current recommendation. Typically, 100mm is laid between the joists, with a further 170mm crisscrossed over it (laid perpendicular to the first roll), ensuring all electrical wires are laid on top of the insulation. Please note the second layer of insulation has not been crisscrossed, however this is a minor issue **(Photo.21)**. **Please note** - the floor of the attic is not reinforced, the examination was a head and shoulders examination, unable to access every part of the loft.		

	Wood moisture content readings taken were found to be well within normal limits and below the levels normally required for a defect to be reported. **Fireproofing** Several large gaps were noted to the party walls resulting in a condition rating of HS. The party walls on both sides of the property should be sealed to the underside of the roof covering with fireproof material. Bricks/fire batt would solve this issue with the remainder filled with fireproof expanding foam (pink in colour) **(Photo.20)**. The wall between terraced houses should be solid and continuous from the ground to the peak of the roof for the prevention of spread of fire from one property to another. Your mortgage lender may raise an issue if this is not fulfilled. ***Please note****: care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a person's weight, or that of large boxes etc. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.* Please noted - electrical cables (typically powering the upstairs lights) were not observed to be lain across the top of the insulation. Potentially they remain unchanged and under the insulation. Typically, a circuit would be raised to be above insulation or de-rated. A CPS qualified electrician should be able to advise you further.

	5.2 Ceilings	Condition Rating	2
Construction & Type and Limitations	The ceilings are constructed from plasterboard. *They were examined for signs of bowing, cracking, staining and other defects.*		
Condition	**Cosmetic** Minor cosmetic issues were noted in the kitchen, rear bedroom and dining room **(Photos.24-25)**. **Artex ceilings** There was some minor hairline cracking to the front hallway ceiling **(Photo.27)**, additionally there is an artex (asbestos containing material) to the hallway and main bedroom ceilings **(Photos.26-27)**. 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/SBR then skim over it. The Cornice is believed to be original and made of plaster. This could be maintained with only the artex being covered over. The hallway ceiling may require replacement. Under no circumstances should you sand or scrape down a textured wall coating that may contain asbestos. **Wooden ceiling** Also, there was a wooden ceiling in the bathroom **(Photo. 28)**. Wooden bathroom ceilings are not as popular these days as they once were. This is largely because wood struggles to withstand the high moisture levels typical of bathrooms. Knots in the wood must be sealed to prevent resin leaks, and moisture can lead to mould growth and timber rot if it penetrates the wood. Fortunately, this has been recently painted. However, this coating needs regular maintenance, as paint can crack or peel, which is a common issue in bathrooms. **RSJ** There was a knock through and installation of an RSJ in the **sitting/dining** room **(Photo.29)**. Metal detection confirmed this was most likely an I-beam. The depth of the plasterboard covering suggests a suitable web was utilised and it was noted as level. **This supports a load bearing wall above.** You should request if this has been signed off by building control and has the associated paperwork/fireproofing/structural calculations. Your conveyancer will be able to advise you further.		

	5.3 Internal walls	Condition Rating	2
Construction & Type and Limitations	*Internal walls are primarily of solid masonry construction.* *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. 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.* *A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.*		
Condition	Typically, the house was damp free. **Small damp patch to sitting room:** A small damp patch was noted in the living room to the southwest corner with associated efflorescence. The exterior wall in that location has some friable mortar which may have allowed a small ingression of rainwater which has subsequently saturated the wall **(Photos.30-31)**. Also please note the metal back box in the area would be a cold spot, attracting any water vapour in the area. Localised pointing repairs would most likely remedy this issue. The location of this damp patch could also suggest that it is an interior damp problem (condensation on the interior of the house and in corner of the room and lack of ventilation caused by the position of the television table) however the presence of salts make it seem like it has come in from the outside or up in the form of rising damp. **Minor cracks:** There were some minor plaster cracks noted in the hallway, sitting room and master bedroom, all hairline to 2mm **(Photos.32-33)** which do not go any deeper than the skim layer of plaster. As the property has been recently replastered this would be attributed to differential thermal expansion during the plaster drying and would simply need grinding out and filling to make good. **PVC panels to bathroom:** The bathroom was clad in PVC bathroom panels. Plastic panels, often made from PVC, are a popular choice for bathroom walls and ceilings due to their affordability, water resistance, and ease of maintenance. They are commonly used as an alternative to traditional tiles, offering a seamless and mould-resistant surface. The panels were tapped for adhesion to the substrate, no issues were noted. Unfortunately, damp meters regularly give false readings on plastic panels. No issues were noted from a visual/sensory inspection **(Photos.34)**. **Please note:** *All houses, old and new alike, will experience cracks in walls at some point. For most properties, slight cracks occur as the plaster dries and shrinks. Humidity, temperature changes and moisture levels will also cause similar cracks within a plastered wall. Any fluctuations in conditions will cause the plaster to expand and contract, causing the building's overall structure to swell and sink.*		

	As a result, hairline cracks can occur and grow over time into more noticeable cracks. Typically, the larger the area to be plastered the more likely it is to see some form of cracking in future. *These hairline cracks can also be expected as newly plastered walls dry out. Aside from the above-mentioned area, all moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by rising or penetrating damp.*

	5.4 Floors	Condition Rating	1
Construction & Type and Limitations	*The ground floors are of solid concrete construction 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.* *Floor coverings and furniture in most rooms prevented full examination of the floor surfaces.*		
Condition	The floors are typically in good condition. **Thresholds:** Several thresholds are missing/not installed **(Photo.35)**. They serve as transition points between different floor surfaces, preventing trip hazards and water ingress. Also spreading point loads (for example, treading on the edge of a floor tile could break it but a threshold would spread the weight). **Woodworm:** Evidence of historic woodworm was found localised to a few boards in the upstairs hallway; the moisture content of the surrounding floorboards was measured and found to be below the level at which infestation can occur (<12%). This indicates that the infestation is historic **(Photo.36-37)**. There was nothing to suggest recent woodworm. To prevent woodworm infestations, it is important to keep your home well-ventilated and ensure that wood remains dry. Woodworm is a common issue in older properties. Wood that is persistently damp or exposed to high humidity is particularly susceptible to woodworm infestation. Signs of active infestations include lighter-coloured wood in the burrows, powdery dust around the edges, and sharper edges to the holes. **Rot:** None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects. **Cracked tile:** A single cracked tile was noted adjacent to the rear door. The associated grout line was also fractured. Crack tiles in floors can be caused by many factors such as poor installation, impacts, temperature changes, insufficient adhesive to rear. The floor in this area was noted as level with no further cracks noted in the vicinity. In this case we would consider it most likely to be related temperature changes or impact **(Photo.38)**. There were also some minor gaps on the entrance to the rear bedroom which would require repair **(Photo.39)**. Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.		

	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).* *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 could not be assessed as part of this survey. It is recommended that the chimneys be swept and thoroughly inspected before use.* Decorative mantlepieces with tiled insets noted to the downstairs rooms. *A decorative cast iron fireplace was noted in the master bedroom.* *These additions are purely cosmetic. The chimney was sealed in both the upstairs and the downstairs and the face and returns have been plastered.*		
Condition	The chimney breasts were found to be in sound condition. **(Photos.40-41)** It is important to ensure that unused chimneys are **vented** at both the top and bottom to allow a constant flow of air. At the top, a cowl attached to the chimney pot is sufficient, as it prevents rain ingress while still allowing airflow. At the bottom, removing a single brick and installing a decorative vent would provide adequate ventilation to prevent damp buildup. In this case, a vent in the plasterboard could be installed to allow air to circulate. **(Photo.42)**		

	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.* *Other build-in fittings include wardrobes and cupboards.*		
Condition	The fittings are of a modern style and in a serviceable condition. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. As the heating system had been turned off, no hot water supply was available at the time of the survey. Minor sealant repairs are needed around the edge of the kitchen sink (**Photo.43)** and to some of the tiled areas in the kitchen area (silicone) **(Photo.44)**		

	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 **(Photo.45)** suggesting that no unusual movement of the structure has occurred since the doors were installed. Where the balustrade handrail interfaces with the landing wall some mild plaster breakdown had occurred and would require a patch repair to make good. This is a common fault. **(Photo.46)** Door hinges and locks should be regularly lubricated. Internal timbers should be inspected periodically for signs of bowing, distortion, woodworm, and other defects. Defective handles and locks should be replaced to ensure safe exit from rooms, particularly in the event of an emergency. Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.		

	5.8 Bathroom and Sanitary Fittings	Condition Rating	1
Construction & Type and Limitations	The sanitary fittings in the bathroom and ground floor WC include such items as the bath with mixer shower and screen, basins and WCs.		
Condition	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 twice and worked perfectly. Please noted that as there are three 45 degree bends adjacent to each other the downstairs toilet may be prone to blockages **(Photo.48)** 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 waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc. As the heating system had been turned off, no hot water supply was available at the time of the survey. There was also surface corrosion **(Photo.47)** to the light-fitting in bathroom and appears as if it will require replacing in the near future. Please note bathrooms are classified as “wet rooms” and as such there are regulations regarding the ingress protection of the lighting (IP rating). Although there are numerous combinations of IP ratings, the most common ones you will see on bathroom light fittings are IP67, IP65 and IP44. An IP44 rating is the **minimum** requirement for lighting to be deemed safe for use in the bathroom however an electrician will be able to advise you further.		

Section 6 – Services

Scope of the Survey

A visual, non-invasive inspection of the services was carried out, but specialist tests were not conducted. If any services (such as the boiler or mains water) were turned off, they were not turned on for safety reasons, and the report will state that to be the case.

The report only comments on the services covered in this section (electricity, gas, oil, water, heating, and drainage).

All other services and domestic appliances are not included in the inspection. For example, security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines, and fridges (even where built-in).

Competent Person Schemes

Competent person self-certification schemes (commonly referred to as competent person schemes) were introduced by the Government in 2002 to allow registered installers (i.e., businesses, mostly small firms or sole traders), who are competent in their field, to self-certify certain types of building work as compliant with the requirements of the Building Regulations.

These schemes offer benefits to the building industry and consumers:

Scheme members save time by not having to notify in advance and use a building control body (i.e., a local authority or a private sector approved inspector) to check/inspect their work. Consumers benefit from lower prices as building control charges are not payable.

The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person.

	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 in the left-hand alcove in the front room **(Photo.49)**. There was a stray wire noted in the consumer unit **(Photo. 61)**. 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. An EICR report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings. The consumer unit is of a more modern style which includes micro circuit breakers and a residual current device. The main fuse is rated at 60amps **(Photo.50).** A condition rating of HS is applied when there is no evidence of recent certification. There was a pullcord operated light-switch in the rear upstairs bedroom suggesting that historically this was a bathroom. Be aware this may affect which ring circuit the room is on when isolating electricity to the house.		
Condition	As far as could be seen the visible wiring is of a modern type, and the nature of the consumer unit indicates that the installation has been upgraded in more recent years, though it is not known whether this included wiring within the walls, floors and ceilings. It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection. The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use.		

	6.2 Gas / oil	Condition Rating	1
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 pavement to the front of the property **(Photo.51).** As the property is fitted with a combi-boiler there are no hot or cold water tanks used in the system.		
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.		

	6.4 Heating & Cooling	Condition Rating	HS
Construction & Type and Limitations	The heating and hot water is provided by a gas-fired combi-boiler which is located in the kitchen **(Photo.54)**. The boiler is an Ideal Logic Combi 30. It is believed that this model was manufactured between 2009 and 2015. A condition rating of HS is applied when there is no evidence of recent certification. *As a guide, most modern combi-boilers have an efficiency of around 85-90%. Under normal circumstances a modern boiler will last for 15-20 years before requiring replacement.* *It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only. A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects. None were found.* *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	The **condensing pipe has failing lagging (Photo. 9)** . The pipe in a boiler system channels the acidic condensate produced during the combustion process safely to a drain or other appropriate drainage system. Keeping a condensate pipe lagged (insulated) is essential to prevent freezing, which can cause boiler shutdowns in cold weather. It would be advisable to check the manufacturers guidelines and ensure they are followed. The radiators were observed to be in good condition **(Photo.52)**. There was no evidence of any active leaks on the pipework's or areas surrounding the radiators. **Corrosion to radiator** This is except for the bathroom radiator which has some corrosion to the bottom shower side pipework and staining/rot noted to the skirting board below **(Photo. 53)** . No active dripping etc was observed and the proximity to the shower could be indicative of minor splashing/failure of the silicone to the adjacent shower door. Treat/repair as necessary. **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. 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. The lower pipework to the system is boxed in and so could not be examined. No drips were noted in the area.		

	6.5 Drainage	Condition Rating	1
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.* *There is one drainage inspection chamber located in the rear courtyard.* *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	The soil pipe vent was close to the kitchen door/window. They should be arranged to ensure foul air from the drainage system cannot enter homes (ventilated to 900mm above any opening window, door or air brick when within 3m) **(Photo.11)** There is one drainage inspection chamber located outside the kitchen to the rear **(Photo.55)**. The lid of the inspection chamber was lifted, taps were run and WCs flushed, and water was observed running through the chambers. It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the internal drains other than at the inspection chambers described above. Toilet flush and tap water was seen to run through the drains without any apparent blockages, and the rate of flow suggests that there is sufficient fall to reduce the risks of blockages. Water was seen to run through the chamber with no blockages or undue levels of silt being apparent. Drains should be regularly inspected to ensure they remain free from blockages, tree root damage, or other obstructions.		

	6.6 Other services	Condition Rating	1
Construction & Type and Limitations	The television aerial and satellite dish are mounted on the roof/front elevation of the property, believed to be redundant and requiring removal. No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal. There is no alarm system installed at the property.		
Condition	No significant defects were noted. Ensure TV and Radio reception is possible if these are desired services.		

	Section 7 – External elements		
	7.1 Garaging	Condition Rating	-
Construction & Type and Limitations	There were no garages associated with the property.		
Condition			

	7.2 Outbuildings and Sheds	Condition Rating	-
Construction & Type and Limitations	Not applicable – none at the property.		
Condition			

	7.3 Grounds	Condition Rating	2
Construction & Type and Limitations	*The grounds around the house were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.* *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. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.* *Some parts of the grounds are overgrown with foliage and could not, therefore, be examined in detail. In particular, much of the fencing around the back garden is obscured due to dense foliage growth.* There is a garden to the rear with boundaries on each side. The boundaries are defined by a mixture of timber panel fencing to the south a brick wall to the north and a stone wall to the rear **(Photos.57-59).** There are paths, a patio and other paving around the property which are of concrete and concrete slabs. 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.		
Condition	*There is no indication of the ownership of any of the boundary walls, fences or hedges, and in most cases, this is not specified by the deeds or title documents. 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.* The brick and stone walls are in a distressed state and you may wish to budget for updating/replacement in the future **(Photos.57-58).** The fence to the south was noted to wobble to the touch and would also most likely require replacement in the mid-term **(Photo.59)** The neighbouring extension on the south has a significant bulge at the far quoin (corner). This is most likely due to the extension wall being built atop an existing boundary wall and not keyed in at this interface **(Photos.60-63)**. Following this rainwater and roots have gotten in and created an unsightly bulge. This is most likely a matter for your neighbour and the answer will most likely be removal of vegetation and a form of tensioned restraint (helical bar stitching) followed by repointing and re-rendering (**Photo.64)**. No evidence of knotweed was noted. No obvious evidence of subsidence or other unusual ground movement was seen and all of the paving is generally level and stable.		

	7.4 Common and Shared Areas	Condition Rating	-
Construction & Type and Limitations	Not applicable – none at the property.		
Condition			

	7.5 Neighbourly Matters	Condition Rating	-
Construction & Type and Limitations	*See comments above regarding fireproofing party walls and neighbours' extension.* *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.*		
Condition	*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.*		

	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@archwellbuildingsurveying.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.

ARCHWISE
building surveyors

Building survey photo document

Blanche street,
30 May 2025

Photos:

General Photograph 1: Front elevation

General Photograph 2: Rear elevation

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 3: Chimney – corner flashing at base missing

Photograph 4: Chimney – stacks noted as supported (view of front room fireplace)

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 5: Roof - overview

Photograph 6: Roof - several ridge tiles require re-bedding

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 7: Rear projection - downpipe dispels onto bathroom roof…

Photograph 8: …which in turn dispels onto the ground at the rear of the property (inclined towards the sitting room)

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 9: Exterior - condensate pipe – failed lagging

Photograph 10: Exterior - fall to rear (drain inlet location highlighted)

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 11: Exterior - the soil vent pipe is adjacent to the window

Photograph 12: Rear elevation – render repair required

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Blanche street,
30 May 2025

Photographs

Photograph 13: Bathroom extension high level – hairline crack

Photograph 14: Kitchen door low level – patch render repair

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Blanche street,
30 May 2025

Photographs

Photograph 15: Bathroom extension - the render extends to ground level possibly bridging DPCs

Photograph 16: Bathroom missing upper trim/expanding foam still present

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Blanche street,
30 May 2025

Photographs

Photograph 17: The fascias require updating or treating

Photograph 18: Roof space - ridge plate, in good order

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30 May 2025

Photographs

Photograph 19: Roof space - purlins – supported by the party walls

Photograph 20: Roof space - Lack of fireproofing up to top

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Photographs

Photograph 21: Roof space - Insulation view

Photograph 22: Roof space - Kingpost located centrally

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Blanche street,
30 May 2025

Photographs

Photograph 23: Roof space - Kingpost horizontal members

Photograph 24: Rear bedroom - minor cosmetic issues (sand/repaint)

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30 May 2025

Photographs

Photograph 25: Sitting room – minor cosmetic issue

Photograph 26: Main bedroom - Artex ceiling noted

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Photographs

Photograph 27: Hallway - artex ceiling and minor cracking

Photograph 28: Bathroom - wooden ceiling in bathroom

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30 May 2025

Photographs

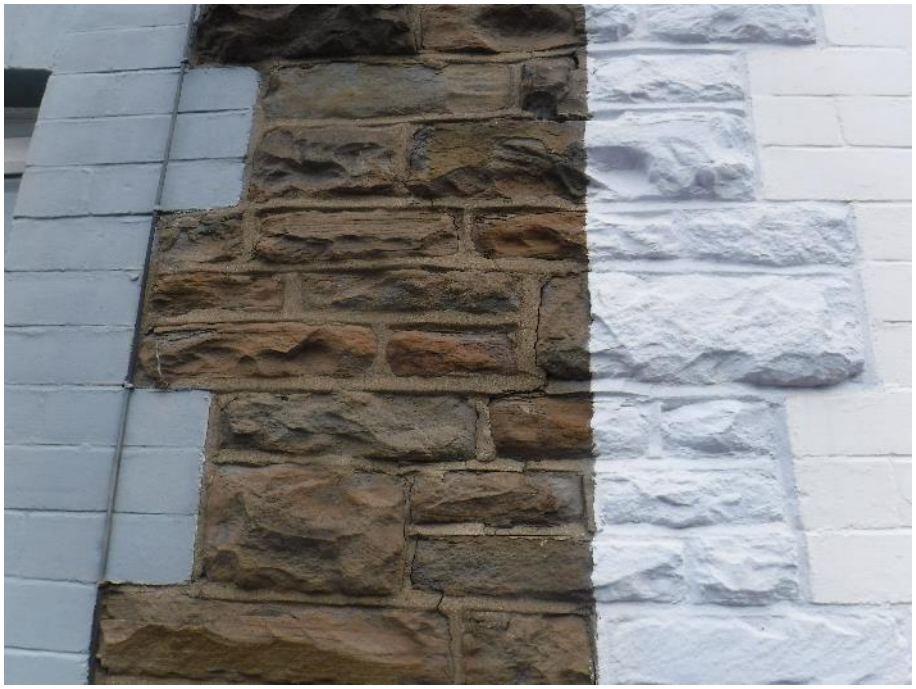
Photograph 29: Sitting room RSJ

Photograph 30: A small damp patch was noted in the sitting room on the SW corner

Building survey photo document

Blanche street,
30 May 2025

Photographs



Photograph 31: Condition of wall to exterior of damp patch

Photograph 32: Hairline plaster crack to dining room adjacent to chimney stack

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30 May 2025

Photographs

Photograph 33: Hallway – vertical 1-2mm crack

Photograph 34: PVC bathroom panels to bathroom

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Photographs

Photograph 35: Floors - missing threshold

Photograph 36: Floors – historic woodworm

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Photographs

Photograph 37: Floors – historic woodworm (further view)

Photograph 38: Kitchen – cracks noted to single tile

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Photographs

Photograph 39: Some minor gaps to upstairs wooden floors in rear bedroom

Photograph 40: Chimney breast in master bedroom

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Photographs

Photograph 41: Chimney breast downstairs

Photograph 42: Chimney breast boxed off

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Photographs

Photograph 43: Minor sealant repair required around kitchen sink

Photograph 44: Minor sealant repair around some of the tiled areas in the kitchen area

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Photographs

Photograph 45: Doors noted as square throughout the house

Photograph 46: Balustrade interface – plaster breakdown

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Photographs

Photograph 47: Surface corrosion to light-fitting in bathroom

Photograph 48: Toilet waste pipe

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30 May 2025

Photographs

Photograph 49: Consumer unit (note stray wire)

Photograph 50: Meter and service head

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30 May 2025

Photographs

Photograph 51: Location of external stop tap

Photograph 52: Radiators - no evidence of any active leaks

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 53: Bathroom radiator – staining/rot to skirting board

Photograph 54: Boiler – located in kitchen

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 55: Drainage chamber

Photograph 56: Garden overview

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 57: Garden rear wall

Photograph 58: Garden north boundary

Building survey photo document

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Photographs

Photograph 59: Garden south boundary

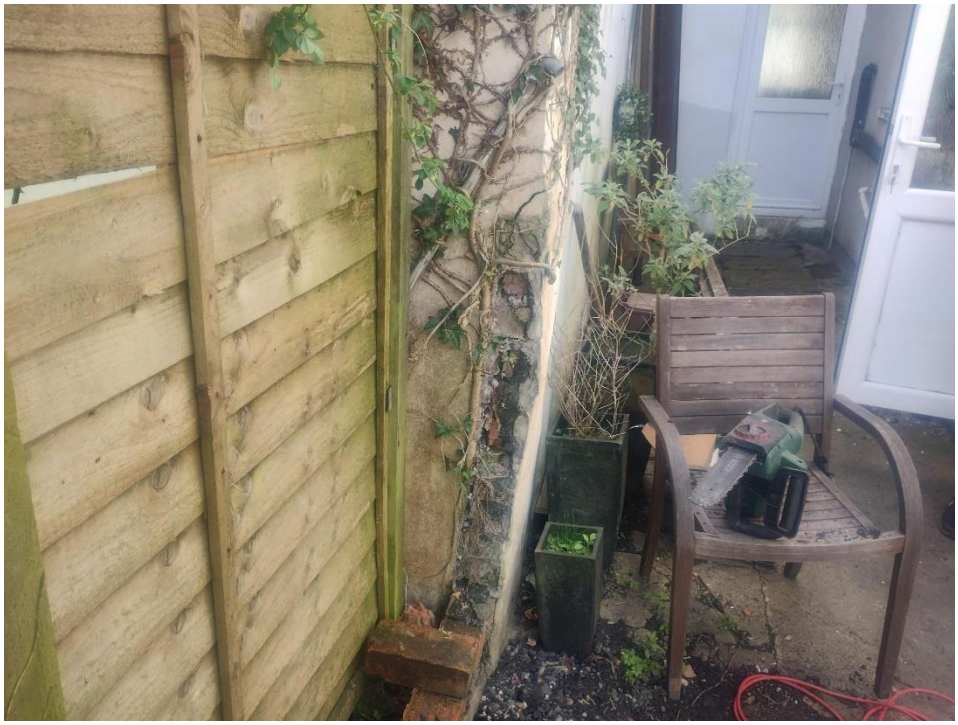
Photograph 60: Garden south boundary wall – extension bulge

Building survey photo document

Blanche street,
30 May 2025

Photographs

Photograph 61: Garden south boundary wall – extension bulge



Photograph 62: Garden south boundary wall – extension bulge

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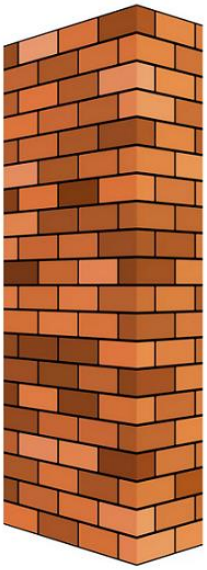
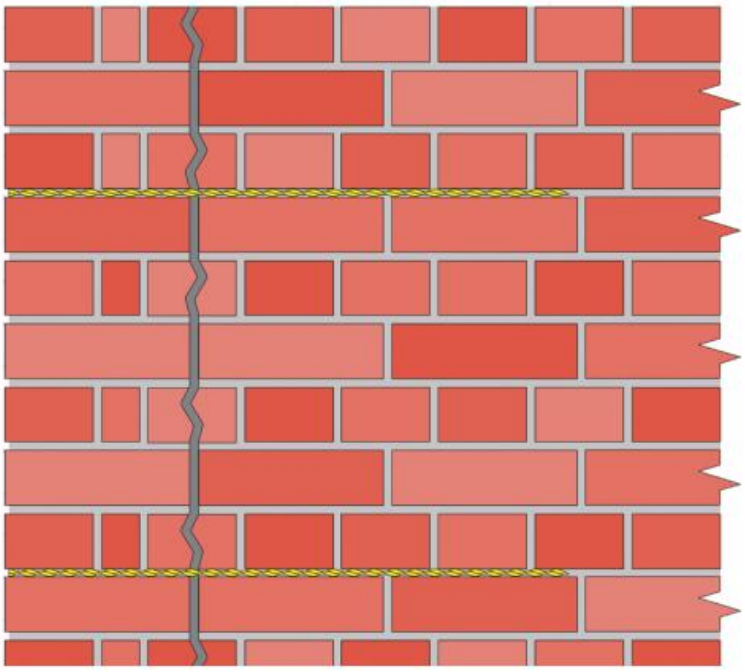
Photographs



Photograph 63: Extension bulge - contrasting the existing quoin with a typical keyed corner (quoin)



Photograph 64: Likely repair – crack stitching