BUILDING SURVEY REPORT

CLIENT: Mr J. Basilevsky

PROPERTY: Pencerrig St, Pontypridd, CF37 2HS

SURVEY DATE: 02 June 2025

REF: TN0878

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 Dunning, 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. Since purchasing the property, he explained that he has carried out no structural alterations to the property but he has had a full electrical rewire. Your conveyancer should request the installation certificate.
General Construction Information	• The end of terrace property is believed to have been originally constructed in the Victorian period. Around the 1890s. This is based on historic map data • The main walls are of solid stone ashlar masonry with rustic brick quoins • The roof is pitched and covered with fibre cement slate • The windows have PVC frames with double glazing • The kitchen is of solid floor construction while the remaining rooms are of suspended timbers • The front of the house faces in a southernly 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.

	 Front elevation
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, habitable and furnished.
Summary of mains services	• Gas • Electricity • Water • Drainage
Weather Conditions	At the time of the survey the weather was dry and warm, approximately 25°C, after a period of mixed weather.
Local Authority	The property is within the area of **Rhondda Cynon Taff County Borough 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	There is a back garden with a retaining wall which butts up to the rear elevation of the property.
Renewable energy services	None noted.
Broadband service	Checks on the Ofcom website show that download speeds of up to 50Mb per second may be available. You are advised to confirm what services are available at the property prior to exchange of contracts and to ensure that these are suitable for your personal needs and requirements. CF372HR Change Location 26, LLWYNMADOC STREET The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area. Broadband type / Highest available download speed / Highest available upload speed / Availability Standard — 12 Mbps — 1 Mbps Superfast — 80 Mbps — 20 Mbps Ultrafast — 1139 Mbps — 104 Mbps Indoor mobile availability is noted below: Provider / Voice / Data EE — Likely — Likely Three — Limited — Limited O2 — Likely — Limited Vodafone — Likely — Limited
Tenure	The property is understood to be of freehold tenure and with vacant possession but your conveyancer should confirm this to be the case.

Additional information	Historic maps (OS 1888-1915) indicate that it is unlikely any structures were present on the site prior to construction of the property (greenfield). However, it must be noted that a quarry was immediately adjacent to the property. Please consult with your conveyancers for any legal implications regarding this. 

	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-poor 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	**Please be aware there are several expensive repairs required to the property:** • Ownership of retaining wall to rear (critical issue for your conveyancer to investigate, in many cases it will be the responsibility of the local authority) • Cracked/reinforced purlin to the roof • Dampproofing to retaining wall to rear • Lack of gas central heating certificates • Asbestos surfaces present • Fireproofing to loft party walls • Electrical cable to rear extension gable end • Bedroom sink dispelling undirected greywater • Gutters to rear extension require remedial works • Damp to downstairs kitchen/dining rooms • Air bricks allowing groundwater ingress • Lack of ventilation inside
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 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.
Dampness Background Information	**Rising dampness** is where a damp proof course within the walls is ether not present, has failed, or has been bridged. It is where ground-based moisture rises up a wall to a maximum height of 1m. A widely debated topic at present. **Penetrating dampness** is where moisture penetrates from outside through a wall. It is usually caused by some failure, or defect, such as leaking gutters or worn brickwork. **Cold bridging** is where cold spots are created, for example, at the base of walls, often due to the proximity to another cold surface, such as a solid floor. Internal airborne moisture is then attracted to the cold spots.

	Condensation is moisture produced by washing, cooking and bathing etc., carried by the air as vapour, and which settles on colder surfaces, often around windows or on cold walls and ceilings, resulting in stains and mould growth. It is often present where there is a lack of good ventilation, heating and insulation. Moisture meter readings were taken internally at regular intervals (where access permitted) throughout the property. They were taken from areas such as the internal face of all external walls, party walls, ground floor, ceilings, chimney breasts, around windows, around all water using fittings, and in the loft space.

INCREMENTAL APPROACH TO DAMP

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

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

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

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

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

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

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

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

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

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

	2.3 – External photographs
Photo 1:	 Front (south elevation)
Photo 2:	 Rear (north elevation)

2.4 - Summary of Accommodation

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

2.5 – Floorplan

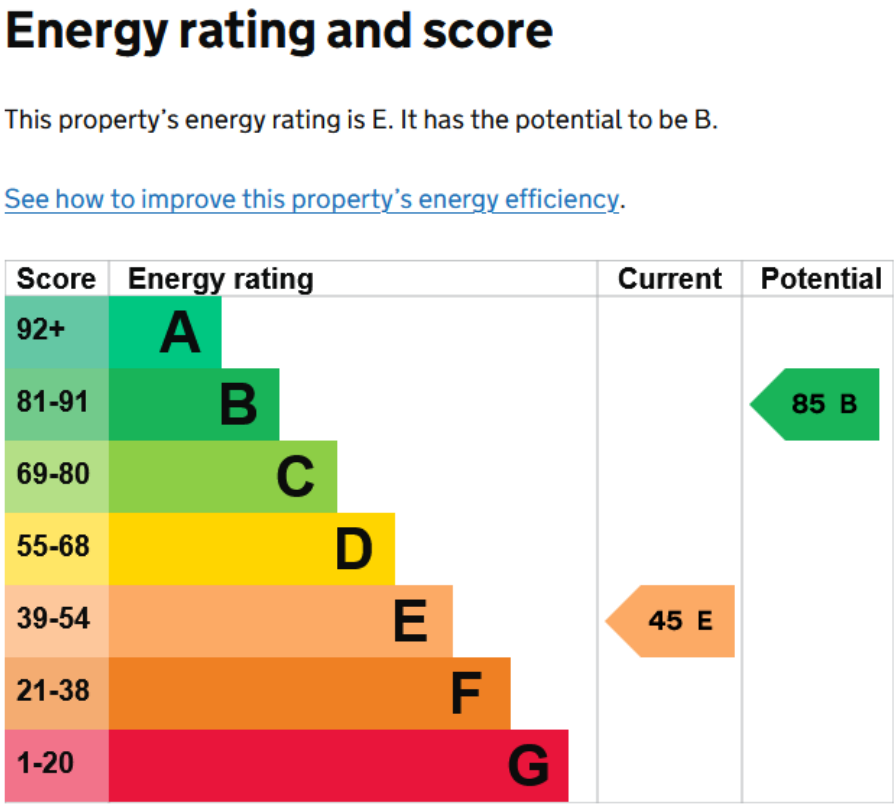
The approximate living area of the property is 118m^2

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 B. However, it is unlikely that an improvement of this degree would be reasonably practicable (given cost/investment return/disruption) under normal circumstances.

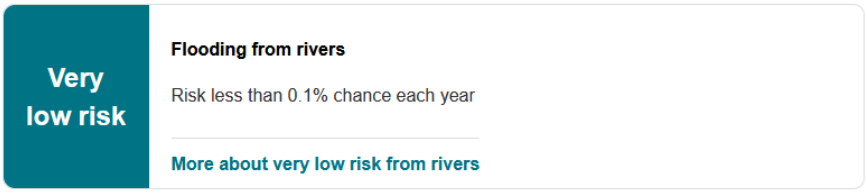
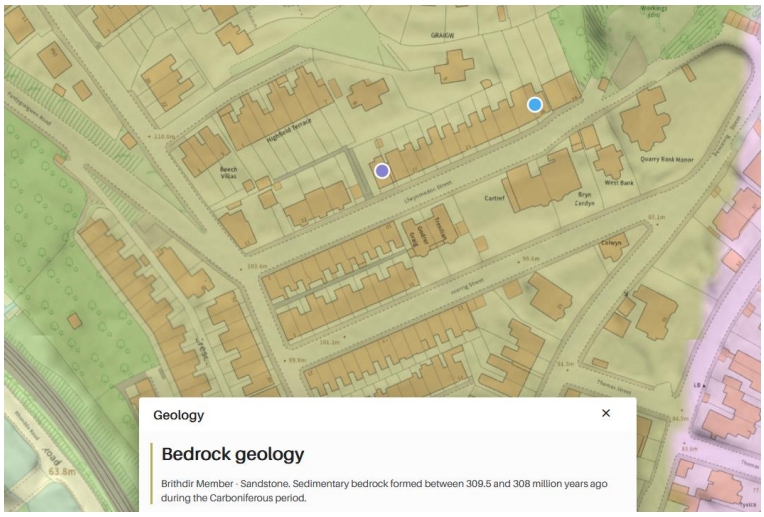
- Upgrading the heating controls to include thermostatic valves on more of the radiators could improve the efficiency of the system
- Internal or external wall insulation (a costly and disruptive improvement)
- Floor insulation
- Loft insulation (270mm)
- Low energy lighting
- Solar water heating
- Solar 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 is installed Chimney / Breast Removals: Stack removal Wall Removal: Yes dining/living room RSJ: Downstairs living room Post 2002 Windows: None noted Log Burner Installation: None noted Electrical Circuits: New installation noted Renewables: None noted Drainage: Noted  There was a knock through and installation of an RSJ in the sitting/dining room. Detection confirmed this was a metal I-beam. 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	No issues were noted by the Surveyor.
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, one noted to the upstairs and one noted to the 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 as a priority. Please note: these are battery operated fire alarms and not tied into the mains electricity.
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	There was an electrical installation certificate dated 2023 regarding the new installation. Your conveyancer will obtain a copy of this.
Asbestos	This report is not an asbestos inspection under the Control of Asbestos Regulations 2012 and no specific testing to detect the presence of asbestos has been conducted. Based on a visual inspection only, the Surveyor suspects that some construction materials and products used at the property may contain asbestos. These include textured ceiling finishes. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/

	3.3 – Environmental matters
Flood	The property is not understood to be in or close to a coastal or river flood risk area. Further information can be obtained from: https://naturalresources.wales/flooding/check-your-flood-risk-by-postcode/?lang=en You should check with your insurers that cover is available for the property prior to exchange of contracts. 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.  **Flood risk very low**
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. Sedimentary bedrock, such as sandstone, limestone, or shale, provide a stable and durable foundation for buildings when properly assessed. It supports structures well, particularly if foundations reach the bedrock. Homeowners can benefit from this stability, as there is typically little risk of subsidence. It is important to note that there was no foundational movement noted during the inspection. The BGS made no mention of superficial deposits. 

Radon	The property is in a postcode area where levels of naturally occurring Radon Gas may be emitted from the ground and prove to be of concern. You should take the advice of UK radon, the reference site on radon from Public Health England at www.ukradon.org. Reports can be ordered from the from UK radon at https://www.ukradon.org/services/address_search Your conveyancer may be able to advise you further. Please note: this is not an immediate cause for alarm, but a reason to consider testing.  Radon levels
Fracking	Your conveyancer should be able to advise you on issues related to fracking (if applicable).
Landfill	There is no evidence that the property is located on or immediately adjacent to a former landfill site.
Invasive species	The invasive non-native species mapper (INNS) https://innsmapper.org/map suggests there has been no reported instances of invasive plant species identified adjacent to the property. However, such information is quite limited in its availability and scope and should not be relied upon as proof that no invasive plant species are present in, or around, the property. Please note that invasive species can often be difficult to identify, especially where the gardens have been recently cut back or are overgrown. No evidence of the presence of invasive plant species was seen during the course of the survey.
Mining	There are disused mines present within the Welsh valleys. When you are buying a house, your conveyancer may consider it is necessary to carry out a mining search. The purpose of this search is to find out if there is any likelihood of mining activity having been carried on beneath the property you are looking at or in the nearby area.

	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 front chimney stack has had the above roof section removed and replaced with a stainless-steel chimney and cowl. The rear chimney has had its above roof section removed. The chimney breasts in the loft were noted to be supported, also in the bedroom and downstairs in the reception room. The wall had been plastered and wallpapered. There were no notable defects indicating that there was any support lacking to the chimney. *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	**Front chimney stack** A metal chimney pot. With such installations the flashing is of stainless-steel construction and run under the roof shingles as a solid piece to prevent rainwater ingress. No issues were noted despite a small dent **(Photo.4)** to the side of the crown, most likely to have occurred at installation. **Rear chimney stack** Removed above the roof level **(Photo.5).** There was no chimney noted to the rear projection, however, due to the age of the property it is assumed that one will have existed at some point in the past. The chimney stacks have been removed to roof height. As the chimney has only been removed to roof height and none of the structure inside has been removed, this would typically not require the involvement of building control. 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. There is a further ridge covering the rear projection (kitchen/bathroom). The roof pitches being covered with lightweight synthetic slate roof tiles.* *The roof was examined from ground level with the aid of binoculars for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.*		
Condition	*No significant defects were noted and the roof was found to be structurally stable.* *No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing. No significant numbers of slipped, chipped, cracked or missing tiles were noted and the roof was relatively clear of moss/vegetation.* • The dry-verge a minor distal detachment to the east and requires reattachment, also the guttering require reattachment **(Photo.6)** • The gable end in this location requires re-rendering **(Photo.7-8)** • There is some lateral ventilation in this area (for the roof) however the fan is not operational • The plastic elements have been installed over original wooden bargeboards, these are partially unexaminable but appear if treatment/replacement is required • Unknown electrical cable in this location, the homeowner has assured ourselves that it is redundant given the recent re-wire. However, please be aware that this would require testing by a competent person to see if it is live prior to removal. **(Photo.10)**		

	4.3 Rainwater & above ground drainage fittings	Condition Rating	2
Construction & Type and Limitations	*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*. The rainwater gutters and downpipes are plastic and cast iron. As it was dry at the time of survey no assessment could be made as to the effectiveness of the rainwater fittings. **Detachment of gutter** to the rear extension – east elevation **(Photo.11)** and associated Temporary support to the stop end in the same area **(Photo.12)** **Cast iron drainage element** noted in the same area - rear extension east **(Photo. 13)** some corrosion was noted to the element/brackets it would be prudent to ensure it is firmly connected. Cast iron rainwater goods are very heavy and could cause damage or serious injury if they were to fall from a height. The security of the fittings should be checked regularly. The joints are also prone to rusting and leaking and they require regular sealing. Staining was noted to the brick lintel below the cast iron pipe, suggesting there has been a leak in the area at some point. Given that the gutters are detached in two areas it would be prudent to assume that the fascias need work. Unfortunately, full examination of fascia boards is reliant on gutters being removed. **Soil pipe vent was close to the kitchen door/window (Photo.14)**. 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). It was also missing its cap.		

	4.4 External walls	Condition Rating	3
Construction & Type and Limitations	The external walls are stone with rustic brick quoins. *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.* *Where walls are covered with finishes such as render, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.* *During a non-invasive inspection of this type, it is not possible to expose the foundations. A property of this type and age would not be expected to have foundations that meet current standards, but this should not be considered to be unusual.*		
Condition	**Render:** The east elevation has been rendered down to ground level whereby it would bridge any dampproof course present allowing damp **(Photo.15-16)**. The rendering should not bridge the dampproof course. It should be applied to a drip bead fixed to the wall just above DPC (directing rainwater away from the walls) and the exposed brick below pointed up and made good. When it rains any surface water can be sucked straight up the narrow gap between the render and the masonry wall, bridging the DPC and making the surfaces of the interior wall damp. A DPC should be installed a minimum of 150mm above external finished ground or paving level. As the house is of solid wall construction it must be noted that lime-based render is the best choice, especially for older buildings, as it allows moisture to evaporate, preventing damp issues. Cement-based renders are more rigid and can trap moisture, leading to problems over time unless modified for breathability. Silicone and Monocouche renders offer a modern alternative with water resistance while allowing some breathability. For traditional solid walls, breathable lime render is ideal, while modern renders can work if moisture management is considered. This also applies to internal plastering of solid walls. For more information on the subject please see Society for the Protection of Ancient Buildings website: https://www.spab.org.uk/content/need-old-buildings-breathe **Foundations:** No significant defects were noted and the walls were found to be structurally stable **(Photo.17)**. No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground. The walls of a house are normally supported on foundations which are below ground level and, therefore, not visible. It is, therefore, not possible to comment on them other than in a general sense for a property of this age. Older houses tend to have quite shallow foundations often of brick construction, while more modern properties will have deeper foundations, usually of concrete. It is unlikely that a house of this age would have foundations that meet current building standards, though this should not be considered to be unusual.		

No evidence was seen to suggest that the foundations are not providing adequate support for the property.

Mortar repairs

Isolated mortar repairs are required for this house **(Photo.26)**. Considering its age, it is important to use a weak cement mix that is less strong than the surrounding brick or stone. This ensures that the mortar layer will be sacrificial and fail before the brick does. Additionally, please consider raking out and repointing using a lime mortar. Lime mortar allows the building to breathe and helps alleviate moisture buildup in older buildings with solid walls, unlike cementitious mortar, which traps moisture inside and would most likely help with any damp. Lime mortar is also relatively flexible which accommodates a greater degree of minor structural movement (should any occur).

Bay window, alignment issue

There was an alignment issue to the bay window columns on the front elevation that would require attention. The western lintel is displaced by 5-10mm **(Photos.18-19)** Our opinion is that it is most likely a historic issue due to the aged condition of the paint cover and the image capture from 2009 confirming it was present at that point in time and has remained unchanged since **(Photo.20)** and would most likely be stable. The most prudent option would most likely be ensuring it is stable using helical bars drilled through and secured using resin to the adjoining elements. A structural engineering contractor can advise you further.

The bay windows were painted with an exterior grade masonry paint which has failed in areas.

Painted stonework/brickwork

Painting stonework or brickwork can accelerate its deterioration because it traps moisture and salts inside the material. Both stone and brick are naturally porous and need to breathe to allow moisture to escape. When painted, moisture and soluble salts can become trapped beneath the surface, leading to issues such as spalling, efflorescence, cracking, and accelerated decay over time.

To remove paint from stone or brickwork, professionals may use various methods, including chemical paint strippers, poultices, heat guns, steam strippers, or water/sand blasting, depending on the type and condition of the material. Care must be taken to avoid damaging the surface, as aggressive removal techniques can erode or weaken historic masonry.

Spalling

Areas of spalling noted to the historic brickwork, particularly to the lintel arches to the rear **(Photos.21-22)** proximity to the retaining wall will be discussed later. "Spalling" refers to the deterioration of bricks, which manifests as cracking, peeling, crumbling, or chipping. Over time, this can cause the outer surface of the brick to separate from the main body. If left untreated, spalled bricks can allow moisture to penetrate the property, leading to further damage.

The quality and age of the brickwork can exacerbate spalling. Older properties are particularly susceptible, as bricks tend to become more porous over time, absorbing more moisture. While spalling primarily affects the appearance of brickwork, it also indicates underlying moisture-related issues that can lead to further deterioration and water ingress.

Although spalling can make exterior walls appear significantly damaged, it is often less severe than it looks and can usually be managed with timely repairs and moisture control.

	It is clear that some of the brickwork is not original meaning that the spalling became so severe it was replaced. **Ground level raised to front** The raised external ground level poses a risk of damp penetration and restricted subfloor ventilation **(Photo.23-24)**. With the added possibility of bridging any damp proof courses that were in situ. Ideally, external ground levels should be at least 150-200mm below internal floor level to prevent moisture ingress, but here, the high ground level increases the risk of rising damp and masonry deterioration. Partially obstructed air bricks would reduce airflow to the subfloor, increasing the likelihood of condensation, timber decay, and fungal growth. To mitigate these issues, the ground level should be lowered where possible, ensuring at least 75mm clearance below the air brick for effective ventilation. If lowering the ground is impractical, telescopic air vents should be installed to maintain adequate airflow, and all air bricks must remain unobstructed to function correctly. **Ground levels raised to rear – air bricks compromised:** The airbricks to the rear of the property are now at ground level, allowing water to dispel into the subfloor void. **(Photos.23-25).** Also please note only one air brick was noted to the front elevation. Airbricks help with proper subfloor ventilation and moisture control. Reducing the chances of damp/rot affecting the house. Typically provided by airbricks on two opposite external walls. Ideally air bricks should be located at least 75mm above external ground to reduce the risk of being obstructed. As a rough guide you only need airbricks at around 1.5 metre centres and at corners but you do need to maintain cross ventilation and keep them placed in an area that will remain free from obstructions. The subfloor void should be a minimum of 150mm for timber suspended floors (or precast concrete floors). More information can be found here: https://nhbc-standards.co.uk/5-substructure-ground-floors-drainage-and-basements/5-2-suspended-ground-floors/5-2-10-damp-proofing-and-ventilation/

	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 or side hung casement type. 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	**Windows sealing** The distal kitchen window **(Photo.29)** requires sealing around the edges with an exterior grade silicone to prevent weather ingress. Additionally, there is a missing section of uPVC trim that needs replacement. **Low level windows** There are several low-levels (within 800mm of the floor) windows in the bedroom which risks occupants failing out (especially children). Where the design incorporates low level glazing (less than 800mm above internal floor level) that is not fixed shut, the glazing will still need to act as guarding where a potential fall exceeds 600mm. The window must be prevented from opening more than 100mm in order to comply with Part K of the building regulations. Under normal circumstances sealed double glazed units can be expected to last between 15-20 years before the seals begin to fail. This can occur more quickly where windows are in exposed or vulnerable situations. Normal maintenance of frames, hinges and locks is required. **Windows (no windowsill):** There are no windowsills to the side elevation. Windowsills help with rainwater, decreasing the risk of damp penetration into the wall structure. Without sills, rainwater is more likely to run down the facade and be absorbed into the masonry, potentially leading to moisture-related deterioration. To mitigate this risk, window sills with throating should be installed to direct water away from the wall and reduce damp ingress. ***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 fascias to the property were in a tired condition and at risk of experiencing rot **(Photo.31)**. Although these can go for many a year untreated it can lead to water ingress affecting the rafter tails and gutter failure. In the worst instances it can allow water to penetrate the roof structure, walls, and interior, potentially causing leaks, mould or structural issues. It is recommended that they be treated or replaced. In such circumstances, many new owners would consider replacing the existing fascia with low maintenance PVC. • The dry-verge a minor distal detachment to the east and requires reattachment, also the guttering require reattachment (Photo.6) • There is some lateral ventilation in this area (for the roof) however the fan is not operational • The plastic elements have been installed over original wooden bargeboards; these are partially unexaminable but appear if treatment/replacement is required		

	4.7 Conservatories and Porches	**Condition Rating**	**1**
Construction & Type and Limitations	There is an integral porch to the front of the property with a separate uPVC door.		
Condition	There was a couple of cracked tiles to the porch, they would need replacing **(Photo.53)**. This is believed to be from impact from the door opening or similar.		

	Section 5 - Inside the Property		
	5.1 Roof spaces	**Condition Rating**	**3**
Construction & Type and Limitations	*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. Normally approximately 6-8 readings will be obtained.*		
Condition	The purpose of purlins is to provide intermediate support for the roof structure and prevent sagging of the rafters. The purlins were noted as being supported by the walls at either end. In this case, it is clear there has been a reinforcement of the original purlins with new ones “sistered” onto the original and tied together with screws and bolts instead of replacement. **Cracked purlin** The purpose of purlins is to provide intermediate support for the roof structure and prevent sagging of the rafters. The purlins were noted as being supported by the walls at either end. One of the purlins had a significant longitudinal fracture running from the bearing end **(Photo.32-36)**. It appears to have been sistered up to a newer purlin installed however it could not be properly examined because the interior space has a wooden partition wall added to the other side. We would recommend full access be given to the purlin in question and a structural engineer attend the property to see if this repair would be deemed adequate. We would advise you to discuss with the vendor getting a structural engineer out to sign off this repair with themselves and building control. This will require further space clearing in the loft and some of the interior wooden cladding removed temporarily. Further to this there were gaps at the bearing ends of the purlins that may allow some movement. **(Photo.38)** **Sarking** Between the outer tile covering and the inner timbers is an underlining, sometimes called “sarking.” It is present to provide an additional weather-proofing layer to moisture, snow, and rain that may be blown past the outer covering. In older properties, it may not be present at all. In this case, the sarking is of bitumen felt **(Photo.41)**. It was found to be in an undamaged condition and is considered to be suitable for its purpose. **Ridge board**		

A ridge board is a non-structural member that serves as a prop/nailing board for opposing rafters to rest against and connect to. The ridge board was observed to be mainly straight and dry with no obvious signs of the rafters separating from it (indicative of potential roof spread/failure). **(Photo.39)**

Additionally, there was an issue adjacent to the chimney breast, there appears to have been an addition to the ridge board at some point which has displaced out. This was most likely added when the chimney stack was removed. This would require attention to bring it back into line (we would suggest the structural engineer or competent joiner also confirm this when the purlin is checked). **(Photo.40)**

Moisture levels
High moisture levels within roof spaces are responsible for the promotion of the development of timber defects such as rot and infestations by wood-boring insects (commonly known as woodworm). Wood moisture content readings taken were found to be well within normal limits and below the levels normally required for this type of defect. Lap vents were noted in the roof space **(Photo.42)** and as there are low moisture levels, they appear to be providing adequate ventilation. More information on ventilation can be found here: https://nhbc-standards.co.uk/7-roofs/7-2-pitched-roofs/7-2-15-ventilation-vapour-control-and-insulation/

Insulation
Other than in those areas that have been boarded, the roof space is laid with approximately 200mm of wool-type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. It does, however, limit examination within the roof space as any supporting joists are concealed.

Partially boarded
The loft was partially boarded, 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.

Party wall (fireproofing)
Several large gaps were noted to the party walls. The party walls on both sides of the property should be sealed to the underside of the roof covering with fireproof material. Bricks or fire batt (mineral fiber boards with a fire rated coating) would solve this issue.

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. There was expanding foam used but it is believed to be the wrong king as fireproof expanding foam is pink in colour **(Photo.43)**. Your mortgage lender may raise an issue if this is not fulfilled.

Combustibles around flues, metal flue uncovered:
The metal chimney installation would be non-compliant for use **(Photo.45).** Metal chimneys (and flues) must comply with Approved Document J of the Building Regulations, If this flue is to be used first, it must be inspected by a HETAS-approved technician. There are various regulations to be considered, such as smoke testing, distance of timber elements from combustible materials and fireproofing. Please see further discussion in the chimneybreast section (5.5)

Infestations
No evidence was seen of infestations by wood boring insects (commonly known as "woodworm"), other insects, birds, rodents or bats

	5.2 Ceilings	Condition Rating	3
Construction & Type and Limitations	*The ceilings are constructed from plasterboard. Although in a house of this age lath and plaster may be present.* *They were examined for signs of bowing, cracking, staining and other defects.*		
Condition	**Artex ceiling bathroom** It is very likely that this ceiling contains asbestos **(Photo.48)**. The Artex brand stopped using asbestos in 1984, while other manufacturers continued using it until it was banned in 1999. Whilst care needs to be taken when handling any material that contains Asbestos it is worth noting that the amount of this harmful material is very small with most textured coatings containing less than 4%. The least messy and intrusive way of dealing with it is to plasterboard or PVA then skim over it. This is only recommended if the ceiling is in good condition. Under no circumstances should you sand or scrape down a textured wall coating that may contain asbestos. **Damp patch sitting room** There was a historic damp patch noted in the sitting room **(Photo.47)** (dry at the time of examination) suggesting of past pipe failure, the homeowner confirmed this. **Textured ceiling paper** was noted in a distressed condition to the second bedroom **(Photo.51)** and present in the third bedroom with coving seen to be detached in the corner of the room **(Photo.52).** If wallpaper was installed between pre-1980 and 1999, there is a strong possibility that it contains asbestos. Most wallpapers manufactured before 1980 did include asbestos. It is often impossible to determine whether asbestos is embedded in the material or used as a rear lining paper just by looking at it. If you are unsure, it is always advisable to test the materials for asbestos. The only way to confirm the presence of asbestos is to have it professionally checked. Asbestos was commonly added to vinyl products, including flooring, vinyl tiles, linoleum, and wallpaper, primarily as a fireproofing material. In this instance we would recommend that the wallpaper tested and then if found to contain asbestos to be removed by a professional. Following this a skim coat of the ceiling, followed by mist coat/paint to make good. **Plasterboard ceiling** was noted in the kitchen requiring some minor patch repair works **(Photo. 49).** **Ceiling adjacent to boiler** The ceiling adjacent to the boiler had a wall lining material (most likely lath) fault associated with it **(Photo.50)**. In this instance replacing would be the most suitable course of action. Given its proximity to the boiler, it could be assumed that there may be a venting issue present and we would recommend your boiler service provider take this into consideration when assessing the boiler.		

	5.3 Internal walls	Condition Rating	3
Construction & Type and Limitations	Internal walls are primarily of solid masonry construction. Drylined and tiled walls were noted to the kitchen. Two stud partition walls were noted upstairs. *The walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage. Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. The construction and finishes of the walls and partitions cannot be confirmed without destructive investigations being carried out. My description of the walls is therefore based on appearance and tapping the wall surfaces in random locations. The walls are dry lined in areas that significantly limiting instrumental checks for damp.* *Readings are normally taken at approximately one metre intervals horizontally and vertically, where access allows. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface.*		
Condition	*Some of the internal walls were hidden by heavily textured paper and ceramic tiles and there are drylined walls inside the property.* *No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement.* **Corroded angle beads** There was a corroded angle bead noted. Located in the bathroom **(Photo.54)** and dining room **(Photo.55)**. This is usually a sign confirming damp confirmed by high readings in the area. Angle beads, also known as corner beads, are used to create straight and durable corners in plastering. The angle bead needs either replacement or treating and painting with the source of the damp curing. **Wallpaper** The sitting room textured wallpaper has failed **(Photo.56)** and would require remedial works, please note the earlier comments about textured wallpaper and asbestos. **Damp readings** High damp readings were taking too the sitting room, bathroom and dining room walls. The kitchen was drylined/tiled meaning no wall readings could be taken **(Photo.57)**. **Localised patch repairs** There was a significant plaster repair necessary where the boiler weas installed **(Photo.58)** As there were damp issues identified please see our incremental approach advice on the next page: **Retaining wall** Please note that as the house abuts onto a large retaining wall there would normally be a provision to stop penetrating damp from elevated ground levels coming through the retaining wall and into the house. From where we gained access under the toe-board in the kitchen (Photo 4) no such provision is believed to exist. The most likely remedial treatment would be either tanking the wall or installation of a properly designed and installed cavity drain membrane system. A CSSW qualified Structural Waterproofing specialist will be able to advise you further.		

	5.4 Floors	Condition Rating	3
Construction & Type and Limitations	The ground floors are of solid 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. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces.*		
Condition	**Landing floor uneven:** In the landing the floor was noted as uneven. This is believed to be a repair job rather than an underlying issue with the joists/structure. Full access to the area is required for full examination **(Photo.62)**. **High damp readings to kitchen floor with poor condition laminate:** High damp meter readings have been recorded in the solid ground floor of the kitchen. The laminate is also deteriorated **(Photo.60-61).** Although it appears as if there is a DPM installed **(Photo.59)** when an investigation was taken under the kitchen cabinets, it does not detract from the fact that the floor is damp. With a property of this age, it is possible that the concrete floor will not have a damp-proof membrane to resist ground moisture. This could lead to significant defects developing and continuing damp within the property. A Damp Proof Membrane (DPM) is essential in ground-bearing concrete floors to prevent moisture from rising into the building. When a DPM is missing, damaged, or has failed, moisture can travel through the concrete, leading to damp problems, floor deterioration, and increased humidity inside the property. Issues may be present such as punctured membranes, laps not sealed, gaps, trapped moisture, lack of ventilation. A good installation should be continuous and linked with a wall DPC, be of 1,200-gauge (0.3mm) polyethylene sheet, have 300mm laps which are sealed and be laid over a sand layer to prevent damage from a hardcore base. NHBC offers its standards here: https://nhbc-standards.co.uk/5-substructure-ground-floors-drainage-and-basements/5-1-substructure-and-ground-bearing-floors/5-1-20-damp-proofing-concrete-floors/ 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. **High damp readings to timber floor in dining room:** The suspended timber floor has high damp readings potentially due to an insufficient number of subfloor vents, with existing vents positioned too close to ground level and partially blocked. Poor ventilation increases the risk of condensation buildup, timber decay, dry rot, and wood-boring insect infestations. To mitigate these risks, additional subfloor vents should be installed, and external ground levels should be lowered to ensure vents remain unobstructed. NHBC recommends air bricks should be placed at least 75mm above external ground level and positioned at 1.5m intervals with vents on opposite walls to maintain cross-ventilation. The subfloor void should have a minimum clearance of 150mm for proper airflow, helping to regulate moisture levels and prevent damp-related damage.		

	More information can be found here: https://nhbc-standards.co.uk/5-substructure-ground-floors-drainage-and-basements/5-2-suspended-ground-floors/5-2-10-damp-proofing-and-ventilation/ Additionally, poor ventilation, lack of heating, and condensation buildup can contribute to floor dampness, increasing the risk of timber decay and mould growth. Floor joists may also be embedded into external walls without damp-proofed ends, exposing them to moisture and potential structural deterioration. Although no active wood-boring beetle infestation was found during the inspection, many timbers were concealed from view, necessitating further investigation. Addressing both external moisture sources and internal ventilation issues is crucial for managing damp and preserving the long-term integrity of the building. Please see our *incremental approaches to damp section (Page 16)*. 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. **Upper Floors:** Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirtings, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey.

	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 is beyond the scope of this survey.*		
Condition	**Please see previous comments regarding the flue at the top. Not to be used before building control/HETAS inspection.** The chimney breasts were noted as being supported and vented at the bottom and top. No damp was noted to either breast **(Photo.64)** As decorative chimney breasts these would classify as condition rating 1. As functional fireplaces they would classify as condition rating **HS**. If the dining room fireplace is to be used in the future it must be maintained by a HETAS registered technician before use. Please note the following: • The hearth to the fire is combustible as it is carpet. This is a safety risk. A suitable hearth must be provided before the fire is used. • There is no CO (Carbon monoxide) alarm in the room • There is insufficient ventilation apparent in the room containing the fire and this may be unsatisfactory depending on the output of the appliance.		

	5.6 Built-in fittings	Condition Rating	1
Construction & Type and Limitations	*The kitchen fittings include wall and base units, drawers, sink and worktops.* *The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. The surveyor could not get behind the units to check for damp in the walls but no visual/sensory signs were noted. Built-in appliances were not checked for operation or safety.*		
Condition	The fittings are modern in style and generally in serviceable condition, despite a few chips here and there. The kitchen units were examined for general condition. A selection of cupboards and drawers were checked for normal operation and no significant defects were noted. Built-in appliances were not checked for operation or safety. The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use with both hot and cold observed to be working. As the heating system had been turned off, no hot water supply was available at the time of the survey. There was also no mechanical ventilation system to the kitchen. **Silicone breakdown** Some breakdown was noted to the silicone sealant. Silicone sealant typically needs replacing every 5 to 10 years. Its effectiveness gradually deteriorates due to exposure to moisture, cleaning products, and temperature fluctuations. In this case, some splitting was noted to the corners and edges, indicating the sealant is beginning to fail. **Lack of extraction:** There no extractor fan in the kitchen. This increases the risk of condensation affecting the property. It is recommended that you install an extractor fan to improve ventilation.		

	5.7 Internal joinery	Condition Rating	HS
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 **(Photos.66-67)** suggesting that no unusual movement of the structure has occurred since the doors were installed. The staircase was covered to the top and bottom restricting our examination **(Photo.68-69)**. There were no spongy areas nor significant creaks noted on heel test, nothing suggestive of failure. The stringer and spandrel were in good order. The staircase was noted as level **(Photo.63)**. **Spindle missing** The staircase had a spindle missing representing a fall hazard for a little one **(Photo.70)**. Building regulations stipulate that a 100mm “sphere” should not be able to pass through any part of the staircase (between the spindles, balustrade or risers for example). This should be a relatively easy repair for the competent DIYer.		

	5.8 Bathroom and sanitary fittings	Condition Rating	2
Construction & Type and Limitations	*The sanitary fittings in the bathrooms include such items as the bath with mixer shower and screen, basins and WCs. All sanitary fittings were checked for normal operation.* *Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. The toilet was flushed at least twice. The shower was operated to check general flow, although the electrical supply was turned off at the time the shower was checked, meaning that the pump was not running.* *Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine every waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc. It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. Replacement seals must be installed as part of a regular maintenance regime.* As the heating system had been turned off, no hot water supply was available at the time of the survey.		
Condition	**Sealant repairs around bath/shower** There were minor sealant failures around the bath/shower which allowing water ingress. It is essential to repair these swiftly to prevent further issues **(Photo.71)** **Soil pipe** Some cracking was noted to the toilet soil pipe collar and may need replacing in the mid-term **(Photo.72)** **Ventilation fan not functioning** There was a fan to the rear ceiling which would normally provide adequate ventilation however, it was not functioning. **(Photo.73).** The exit of this fan could not be determined due to storage in the loft, please note it should be ducted and dispel moist air outside and not into the loft. Please see NHBC guidance on home ventilation: **https://www.nhbc.co.uk/binaries/content/assets/nhbc/foundation/home-comforts.pdf** **Sink dispels above kitchen door** The sink in the second bedroom required minor grout repairs however the sinks waste pipe deposits directly to the outside of the property. This could have damp ramifications and should tie into your existing sewage system **(Photo.75-76).** **Bathroom tiles** Please note the tiles were noted as being 1.4m high. NHBC Standards state: *Where a fixed shower or showerhead fixing is provided over a bath, at a height that will permit persons to stand under it:* *a screen or other suitable means of containing the water should be provided* *surfaces which will become regularly wetted should be tiled or have an appropriate alternative water-resistant finish* A common guideline is to tile up to at least 1800mm (1.8 meters) above the floor level in such areas. This height ensures that surfaces prone to frequent wetting are adequately protected, reducing the risk of water ingress and potential damage. A waterproof membrane or backer board should be installed to provide an additional layer of waterproof protection. Gypsum plasters being deemed insufficient.		

	Section 6 – Services		
	6.1 Electricity	**Condition Rating**	**HS**
Construction & Type and Limitations	*There is a mains electrical supply and the meter and consumer unit (fuse box) are located in the left-hand alcove in the front room. An EICR is also recommended in all domestic homes every 10 years or upon change of occupancy to check the condition of the electrical installation and ensure there is no deterioration. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.* 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 100 amps. There was a stray wire noted outside which we were informed as has being disconnected however we must recommend that this is tested and removed by an electrician registered with a CPS **(Photo.77)**. Otherwise, we would award the electrical services a condition rating of 1 due to the recent rewire.		
Condition	The house has had a re-wire in the last year. Your conveyancer should acquire all the relevant paperwork. The re-wiring is of the trunking variety and there may be cable changes that need to be made were you to sink them in plaster. You should consult a CPS registered electrician in this regard.		

	6.2 Gas / oil	Condition Rating	HS
Construction & Type and Limitations	There is a gas supply, and the meter and regulator valve are located in a housing under the stairs **(Photo.78)** 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. Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your seller for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include gas boilers, ovens/hobs and gas fires. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.		

	6.3 Water	Condition Rating	1
Construction & Type and Limitations	There is a mains water supply. The visible pipework is copper and the internal stop valve is in the kitchen under the sink. The supply to the property is governed by a water meter which is located under a metal lid in the footpath to the front of the property**.** As the property is fitted with a combi-boiler there are no hot or cold-water tanks used in the system. The installation was inspected for any obvious signs of damage or leakage.		
Condition	No significant defects were noted. The flow of water at all outlets checked was found to be within a normal range, though as the heating system was not running it was not possible to check the availability of hot water. Be sure to check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.		

	6.4 Heating & Cooling	Condition Rating	HS
Construction & Type and Limitations	The heating and hot water is provided by a combi-boiler boiler which is located in the kitchen. The boiler is a Logic + C24. On the SEDBUK seasonal efficiency database this boiler is shown as having a SAP 2009 seasonal efficiency rating of 96.9 %. It is believed that this model was manufactured between 2017 and 2019. *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 lower pipework to the system is a bit rough and could require cleaning up and boxing in. No active drips were noted when examining the carpet below **(Photo.80)** No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added. **Radiators** The radiators were observed to be in fair condition. There was no evidence of any active leaks on the pipework's or areas surrounding the radiators, except for the bathroom radiator (discussed below). **Corrosion to radiator** There was some moderate corrosion to the bleed valve of the bathroom radiator. Suggesting that there had been a leak at some point **(Photo.74)**. **Please note:** the most common cause of corrosion in your radiator system is sludge, a black, mud-like substance which if untreated, will build up over time. From the inside of your radiators, it will cause rust which ends up eating tiny holes in the radiator resulting in leaks. Typically it is recommended to flush the system every 6 years. An inhibitor is a chemical solution that prevents corrosion and limescale formation in central heating systems and provides protection against microbiological contamination and installation debris. Heating systems will require an inhibitor adding typically every year for extra protection. Although it will not prevent corrosion happening completely, it will certainly slow it down. You could also install a magnetic filter. Any iron oxide that develops in the system will be attracted to the magnet. After the filter is fixed, water will flow through it and any iron oxide crystals that have begun to form will be collected in it before they have a chance to do any harm.		

	6.5 Drainage	Condition Rating	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 lid of the inspection chamber was lifted for internal inspection, and toilet flush water observed to run through. Water was seen to run through the chamber with no blockages or undue levels of silt being apparent. 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 drains other than at the inspection chambers described above. The flow is from rear of the house and southwards to the front. Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.		

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

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

	7.2 Outbuildings and Sheds	Condition Rating	-
Construction & Type and Limitations	There is a greenhouse with the property, this was not entered but it appears some remedial works are required.		
Condition			

	7.3 Grounds	Condition Rating	3
Construction & Type and Limitations	The garden to the rear has a stone retaining wall stepping up into a small garden area adjacent to the rear projection. The rear projection of the house butts up to this retaining wall. Further to this the garden continues to the north, up the hill. This is typical of various houses in the valleys of Wales. 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.		
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 owner indicated that, as far as he was aware, he had been responsible for all of the boundaries and had replaced the fencing to the left side. The fence to the right side of the back garden is stable though somewhat worn. **Rear retaining wall (Photos.81-86)** ear retaining wall: Your conveyancer should urgently determine who is responsible for the retaining wall, as it supports your garden and could affect your house, neighbouring properties, and the homes further up the hill. As you can imagine, the implications of a failure could run into hundreds of thousands of pounds. There is a slight forward lean to the upper portion of the retaining wall above the property, which is most likely due to decades of soil overburden. The retaining wall upper portion would need to be secured or rebuilt at some point in the future. The retaining wall is un-pointed in areas (presumably as-built). Needless to say, dry stone retaining walls of this height would not be built today without extensive engineering considerations. There was evidence of a single (presumed) anchor, presumably over 100 years old at this point. Should the retaining wall show any further problems in the future, more anchors would most likely need to be added. These will secure the wall to the underlying substrate. In addition to this there was a partially collapsed quoin (corner) that would need to be remedied by a competent professional in the near future. The retaining wall requires partial rebuilding in areas and the addition of weepholes to allow any moisture to escape. A civil engineering company would be most suitable to advise on these additions. The addition of some more stabilising anchors and weepholes would also be welcome. There is a forward lean to the upper 1m of the retaining wall above the property, this is most likely due to decades of soil overburden. The retaining wall upper portion would need to be secured or rebuilt at some point in the future. The retaining wall is un-pointed in areas.		

There was evidence of a single (presumed) anchor **(Photo.86)**, presumably over 100 years old at this point. Should the retaining wall show any further problems in the future more anchors would most likely need to be added.

In addition to this there was a partially collapsed quoin of approx. 0.25m^3 this poses no danger at present however it would need to be remedied by a competent professional in the near future.

The retaining wall requires partial rebuilding in areas and pointing and the addition of weepholes to allow any moisture to escape. The wall has had some isolated cement repairs. A civil engineering company would be most suitable to advise on these additions. The addition of some more stabilising rock anchors and weepholes would also be welcome.

Please note – as noted above you have a large retaining wall butting up to the rear of the property, it is likely that this is partially responsible for the damp experienced in the kitchen and to the condition of the brick elements at the rear of the house **(Photo. 87-88)**. This would also explain the existence of the (non-functioning) extractor fan adjacent to the kitchen. I suggest you seek a damp specialists' advice in this regard as it is a non-standard property feature.

Front retaining wall (Photo.91-92)
The retaining wall at the front of the property was in overall fair condition, weepholes were noted and no alignment issues. There were some minor open joints which would require attention and a pressure wash to get rid of dirt/efflorescence buildup.

There was a minor vertical crack to the screen wall on the side of the property. It is along the perp joint and would require repointing. No significant alignment issues were noted to the newel post or retaining wall. We believe this is due to seasonal expansion and contraction cycles and would simply require repointing.

Garden steps
The steps leading up to the garden were in poor condition, vegetation growing through them indicating they were not laid on a compacted subbase or concrete-work. Also, there was loose mortar joints, fragmented sections and alignment issues. **(Photo.83)**

Upper patio drain (Photo.89)
There was a drain noted which would relieve some groundwater pressure on the main retaining wall.

Greenhouse safety concern
The greenhouse glazing does not have markings to confirm the presence of toughened or laminated safety glass. This increases the risk of injury from accidental breakage, particularly for young children. Extra caution is advised.

Lack of edge protection & handrails
There is no significant edge protection for higher ground levels or handrails for the garden steps, posing a significant health and safety risk. Installing edge protection and handrails is strongly recommended to prevent injuries from falls.

Overgrown grounds
The grounds are significantly overgrown with shrubs and waste materials, creating a potential safety hazard. Proper grounds maintenance is required **(Photo.90)**.

	Uneven and hazardous pathways & patio The paths and patio areas are uneven, loose, and cracked in several places, with moss growth making surfaces slippery. Repairs and ongoing maintenance are required to eliminate these safety risks. **Roadway subsidence (front)** No subsidence or obvious cracking was observed on the road outside the property **(Photo.93)**

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

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

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

8.2 Maintenance advice

Outside:

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

Chimney Stacks:

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

Roof Coverings:

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

Rainwater Pipes and Gutters:

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

Main Walls:

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

Windows and Doors:

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

Conservatories and Porches:

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

Other Woodwork and Finishes:

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

Grounds

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

8.2 Maintenance advice (continued)

Inside the Property

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

Roof Structure:

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

Ceilings:

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

Walls and Partitions:

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

Floors:

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

Fireplaces, Chimney Breasts, and Flues@

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

Built-in Fittings

- Check for broken fittings

Services

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

8.2 Maintenance advice (continued)

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

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

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

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

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

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

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

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

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

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

8.2 Maintenance advice (continued)

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

Improve Ventilation:

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

Use knowledgeable Tradespeople for Repairs:

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

Maintain Guttering and Rainwater Systems:

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

Conduct Regular Inspections:

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

Avoid Unnecessary Interventions:

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

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

Survey photos

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Photos:

General Photograph 1: Front elevation

General Photograph 2: Rear elevation

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General Photograph 3: Left hand side (east elevation)

Photograph 4: Front chimney – minor dent observed

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Photograph 5: Rear chimney – removed and roof intact

Photograph 6: Extension roof corner - dry-verge had a minor detachment to the east and requires re-attaching, also the guttering require re-attaching

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Photographs

Photograph 7: The gable end in this location requires re-rendering/repairing. There is some ventilation in this area (for the roof) however the fan is not operational.

Photograph 8: approximately 1.5m^2 of render was missing to this location and would require a patch repair

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Photographs

Photograph 9: Valleys noted in fair condition, also please noted 3m2 moss growth (presumed to be unreachable area without increased access)

Photograph 10: Unknown electrical cable in this location, the homeowner has assured ourselves that it is redundant given the recent re-wire.

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Photograph 11: A another temporary fix was noted at the NE corner:

Photograph 12: Further temporary fix to the stop-end

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Photograph 13: Cast iron drainage

Photograph 14: Soil pipe missing cap/close too window

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Photograph 15: Cement render to the bottom of the east elevation (we would recommend 150-200mm removal)

Photograph 16: Cementitious render to east elevation

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Photograph 17: No significant alignment defects noted

Photograph 18: Alignment defect to bay window jambs/lintels at west (also noted paint condition)

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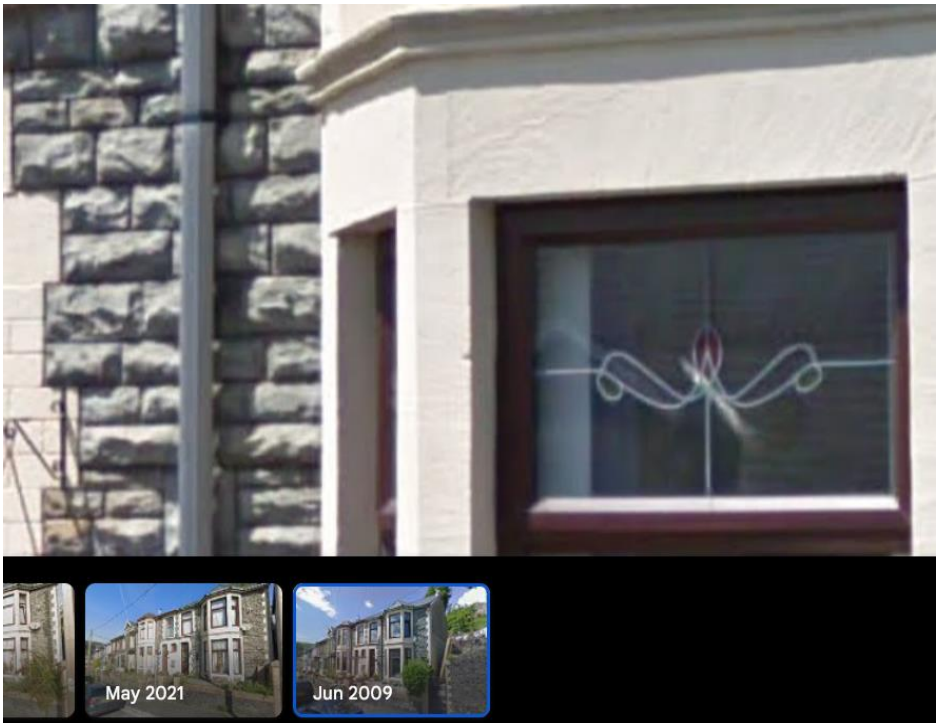
Photograph 19: Alignment defect to bay window jambs/lintels at west



Photograph 20: Google streetview image capture of bay window defect from 2009

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Photograph 21: Spalling and heavy efflorescence to rear lower lintel arch

Photograph 22: Spalling to rear upper lintel arch

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Photograph 23: External ground infilled with concrete to the front elevation, also note single air brick we would recommend installation of more air bricks to this elevation

Photograph 24: When compared to the neighbouring property where the plinth course is still visible (line added):

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Photograph 25: Three airbricks were noted to the exterior of the property at ground level, believed to pass air downwards to the sub-floor void

Photograph 26: Areas of mortar loss noted

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Photographs

Photograph 27: Typical window condition

Photograph 28: Front door

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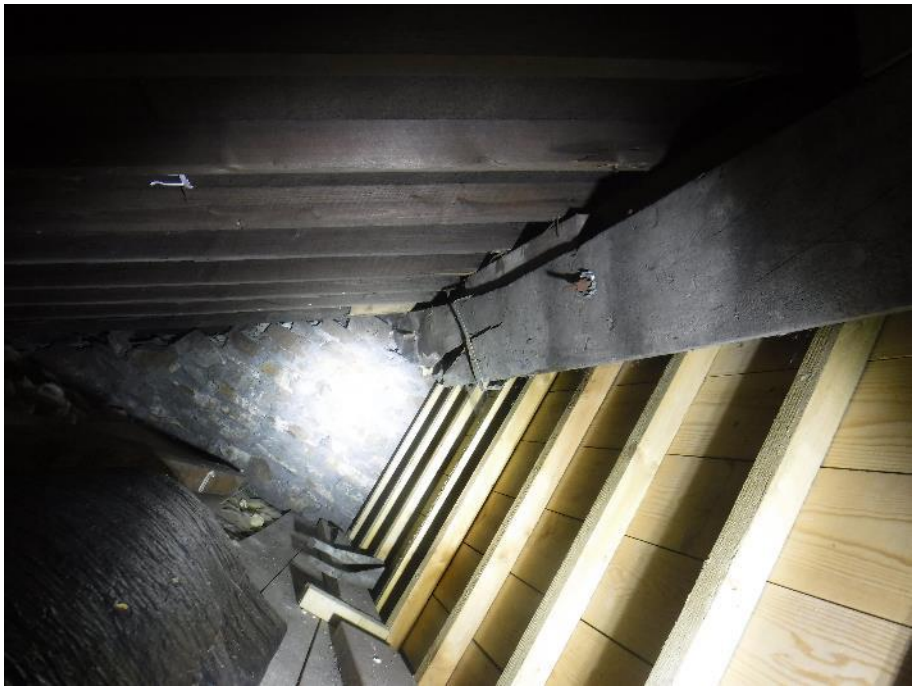
Photographs

Photograph 29: Far kitchen window requires sealing down the edges with uPVC window trim and silicone

Photograph 30: Bedroom windows – low level

Photographs

Photograph 31: Fascias – typical condition



Photograph 32: A significant crack was noted to one of the purlins

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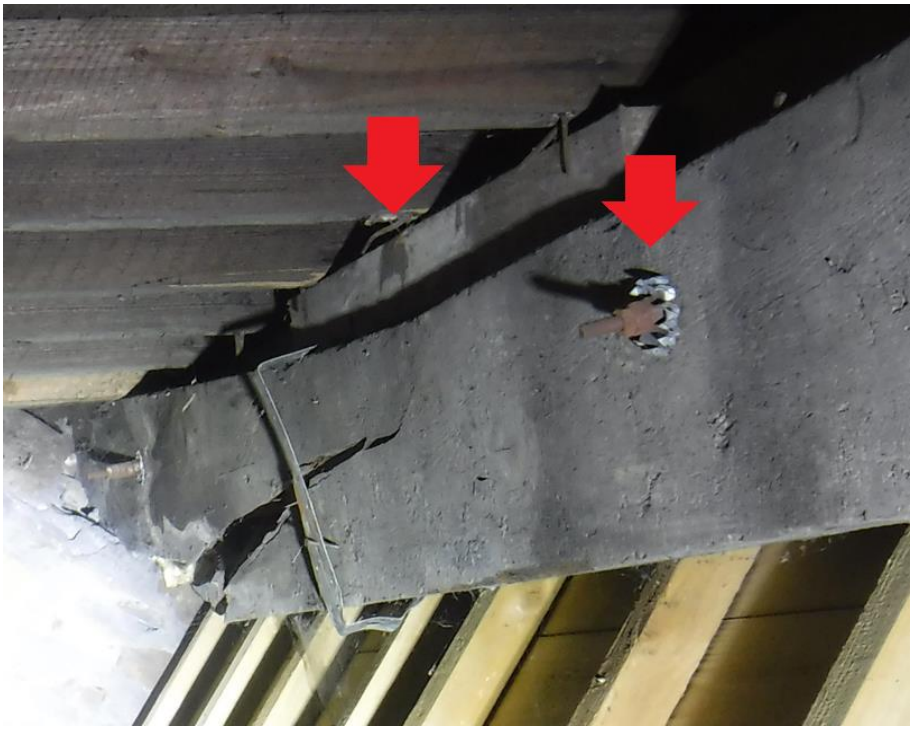
Photographs

Photograph 33: Further view of crack to purlin



Photograph 34: Purlins sistered up (reinforced) to new supporting member (note dogtooth bolt)

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Photographs

Photograph 35: Roof space - view of sistered purlin

Photograph 36: Roof space - view of purlin location to outer

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Photograph 37: Roof space - external view of cracked purlin location (no sagging noted)

Photograph 38: Roof space - gap/un-mortared section of wall (note proximity to purlin) at the NW

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Photograph 39: Roof space - ridge board in fair condition

Photograph 40: Roof space – the newly added ridgeboard extension is off centre

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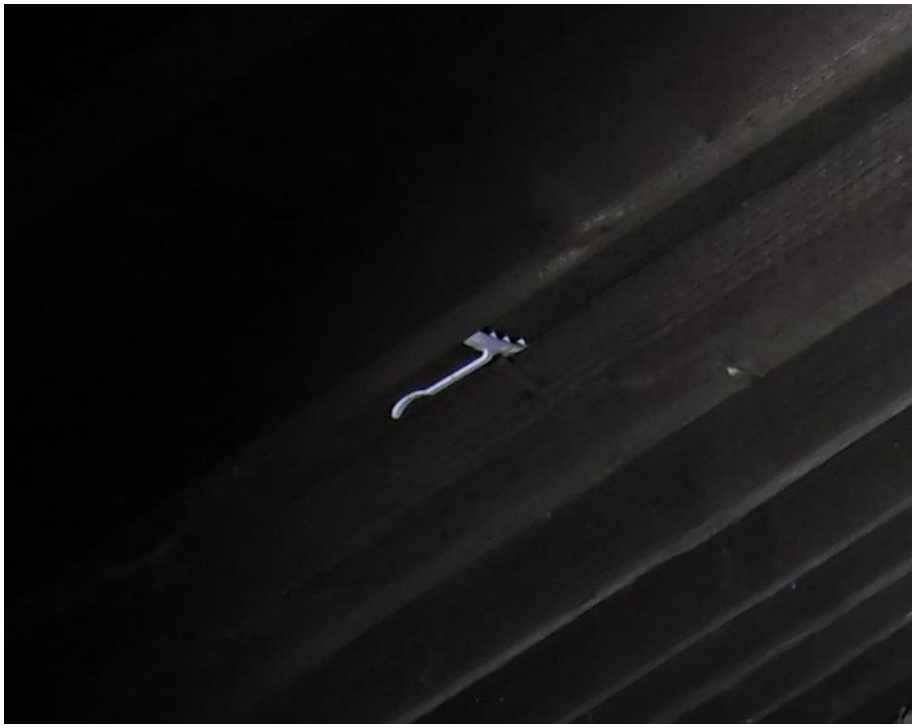
Photograph 41: Roof space - Sarking noted in fair condition overall



Photograph 42: Roof space - Lap vents observed

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Photograph 43: Roof space - Expanding foam was found up to the rafters in both walls. Not believed to be fireproof expanding foam (which has pink colourants)

Photograph 44: Roof space – flue/chimney – not compartmentalised with combustibles around it

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Photographs

Photograph 45: Roof space - areas of mortar repairs noted

Photograph 46: Sitting room ceiling – textured ceiling

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Photograph 47: Sitting room ceiling – historic damp patch

Photograph 48: Artex ceiling in bathroom

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Photograph 49: Kitchen ceiling - requires patch repairs

Photograph 50: Ceiling adjacent to boiler

Photographs

Photograph 51: Ceiling in second bedroom

Photograph 52: Ceiling in third bedroom (coving/wallpaper)

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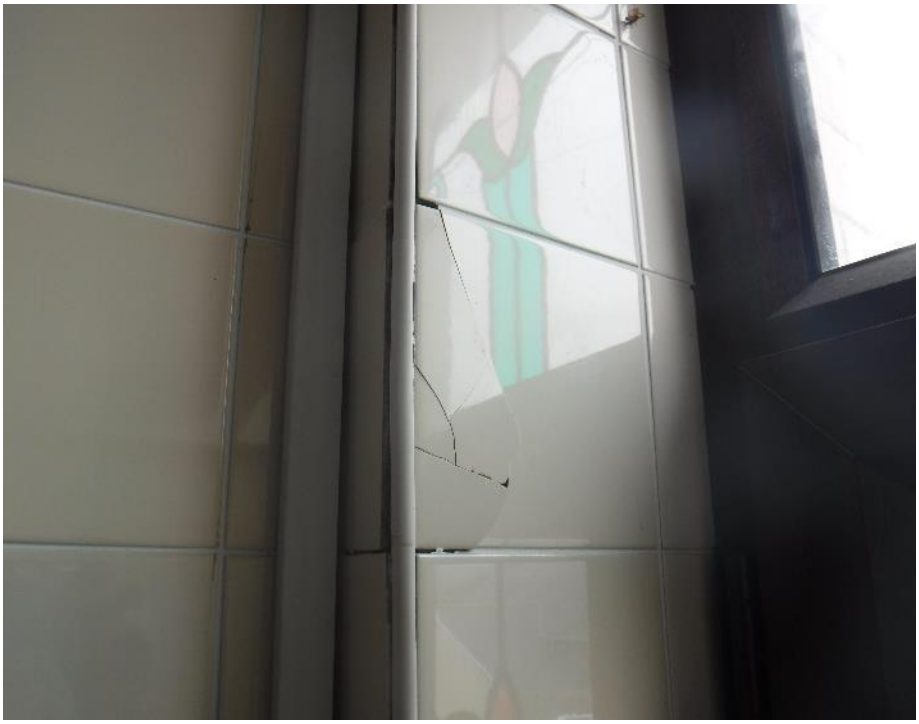

Photograph 53: Cracked tiles and grout failure to porch

Photograph 54: Corroded angle bead to bathroom

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Photograph 55: Corroded angle bead to the dining room, indicative of damp inside the property

Photograph 56: Sitting room– The wallpaper had failed in the sitting room

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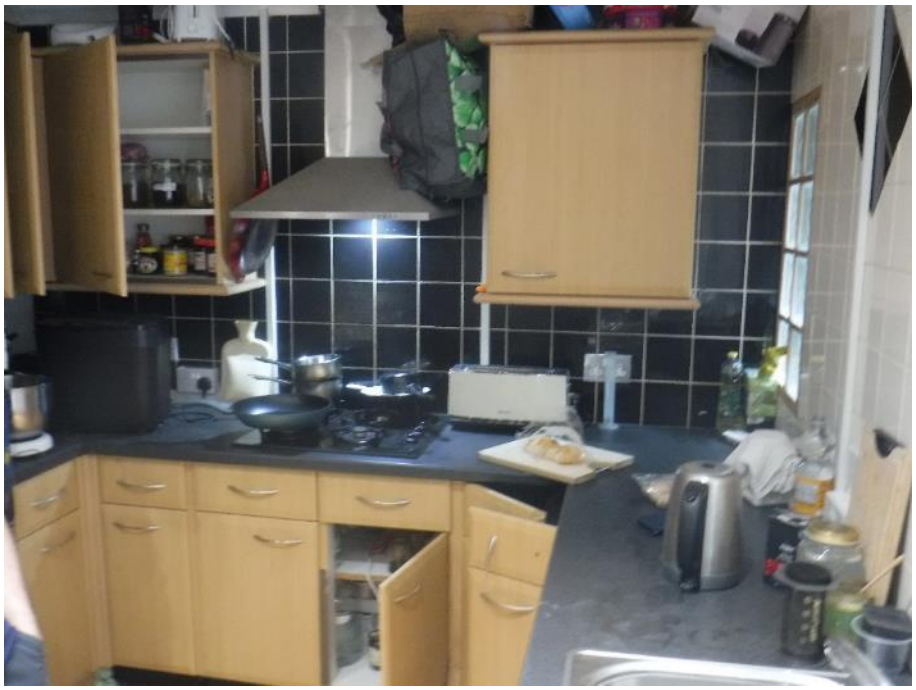

Photograph 57: Kitchen walls - Dry-lined kitchen wall – stood off original wall

Photograph 58: Walls – boiler installation plaster repair

Photographs

Photograph 59: Kitchen - damp was noted to the kitchen rear wall, note damp proof membrane (presumed) laid above concrete subfloor.

Photograph 60: Kitchen - the laminate flooring was degrading and would require replacement in the short-medium term

Photographs

Photograph 61: Kitchen – laminate further view

Photograph 62: Landing - repair noted to hallway landing. Presumed to be quick repair (wooden plank laid across broken floorboard instead of replacing the board)

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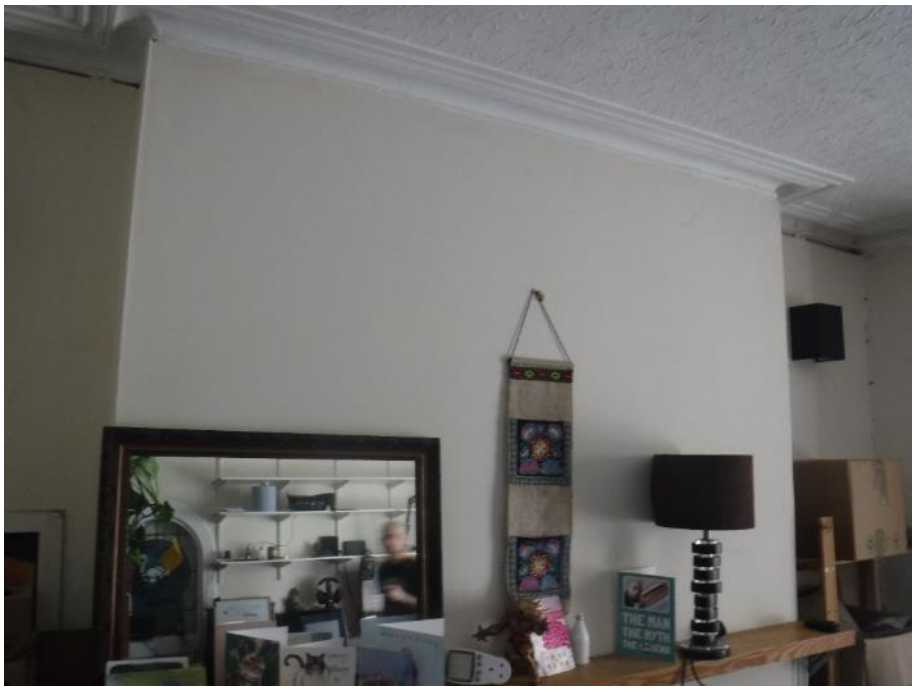
Photographs

Photograph 63: Stairway noted as level



Photograph 64: Chimney breast in sitting room.

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Photograph 65: Kitchen – overall condition

Photograph 66: Doorframes square

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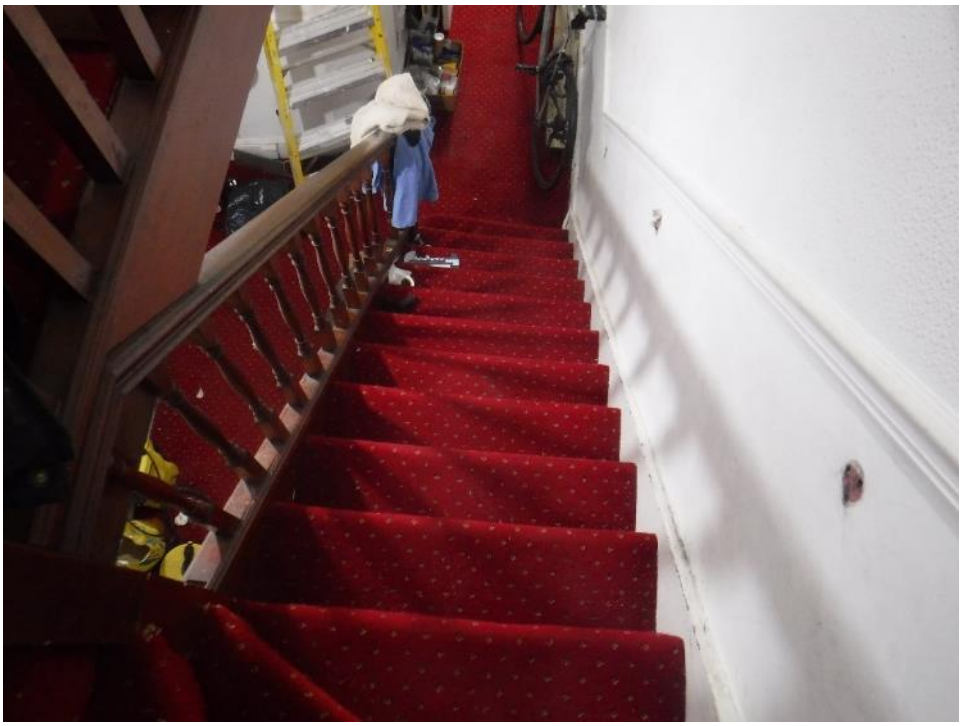
Photograph 67: Doorframes square

Photograph 68: View of staircase – note patch repair to wall (discussed previously)

Photographs



Photograph 69: The staircase was covered (restricting examination) however it was noted as level, no significant creaking on heel tests and the stringer was in good order (note patch repairs to wall)

Photograph 70: Spindle missing to staircase (remainder of staircase in fair condition)

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Photograph 71: Bathroom – sealant degraded

Photograph 72: Bathroom – crack in soil pipe collar

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Photograph 73: Bathroom – non-functioning ventilation

Photograph 74: Bathroom – corrosion to radiator

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Photograph 75: Sink in the second bedroom (overview)

Photograph 76: Sink in the second bedroom outlet (above kitchen door)

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Photograph 77: Wire to garden area

Photograph 78: Gas meter

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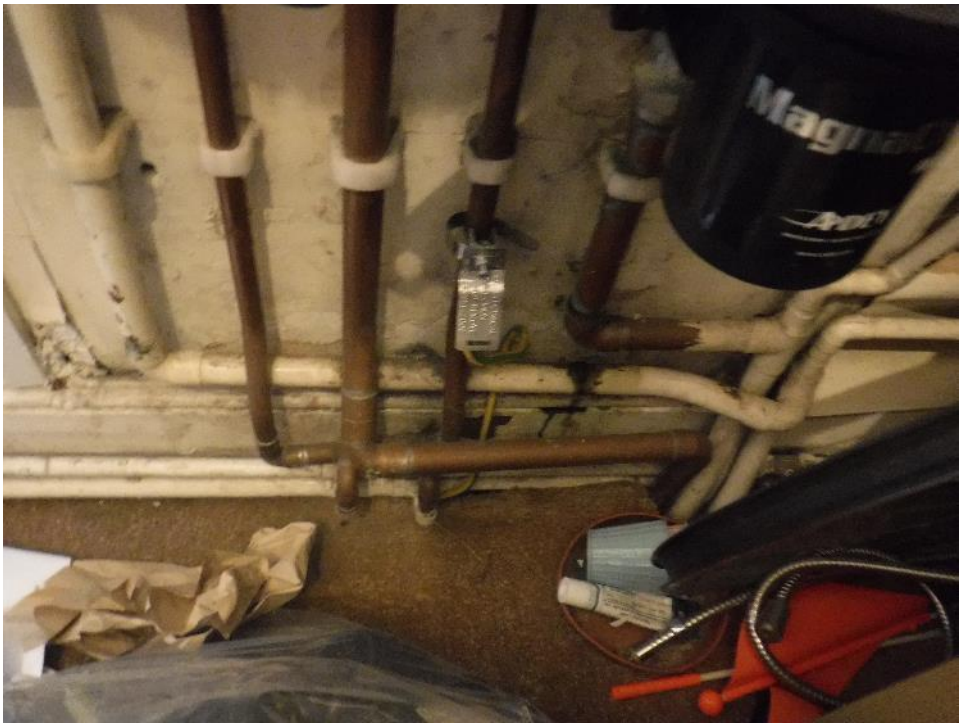
Photograph 79: Boiler condition



Photograph 80: Boiler pipework

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Photographs

Photograph 81: Overview of retaining wall, adjacent to rear courtyard

Photograph 82: Further view

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Photograph 83: Steps leading to upper patio garden area

Photograph 84: Further retaining wall to upper patio garden area - supporting upper garden

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Photograph 85: Further view

Photograph 86: Tie bar to upper patio garden retaining wall

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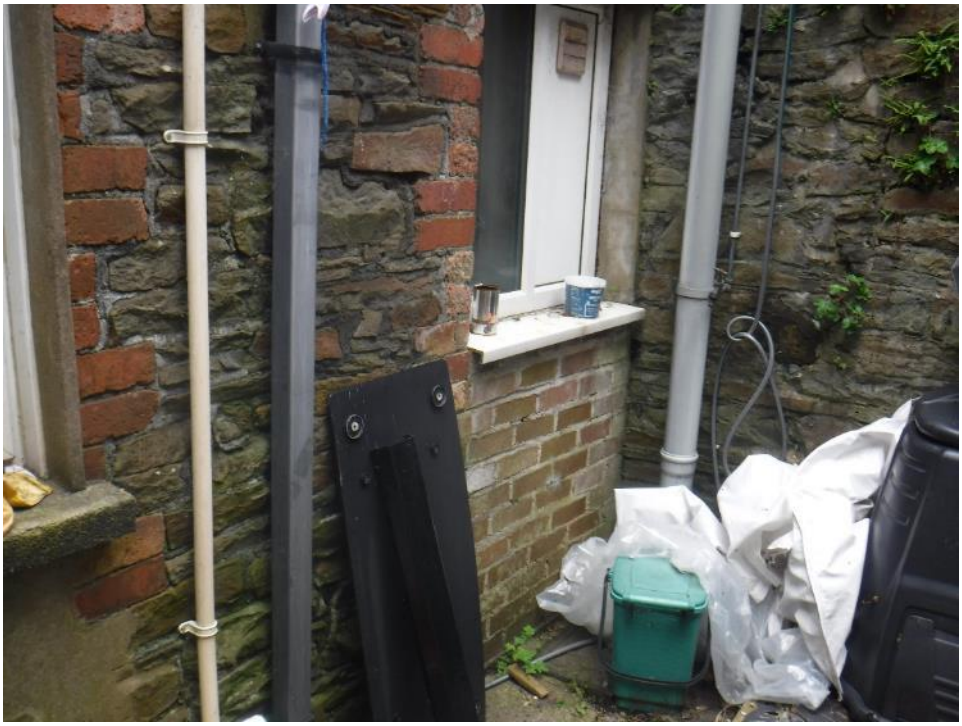
Photograph 87: Vent adjacent to retaining wall



Photograph 88: Comment here

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Photographs

Photograph 89: Drainage to upper patio garden

Photograph 90: Upper garden view - overgrown

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Photographs

Photograph 91: Retaining wall to front of property

Photograph 92: Retaining wall to front of property - weephole

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Photograph 93: Roadway to front