HAYDENS
RESIDENTIAL SURVEYING

RICS®

[redacted]

LEVEL 3

Your survey report

Property Address

[redacted]

Client's name

[redacted]

Inspection date

02-03-2026

Surveyor's RICS number

0804620

3

Contents

A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see *The inspection* in section M) and
- a report based on the inspection (see *The report* in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make

recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions** report received on the 18-02-2026 for a full list of exclusions.

A About the inspection

Surveyor's name

Phillip Hayden AssocRICS

Surveyor's RICS number

0804620

Company name

Haydens Residential Surveying

Date of the inspection

02-03-2026

Report reference number

118578

Related party disclosure

I can confirm we have had no prior involvement with either the client, the property or indeed have no connection to this property transaction.

Full address and postcode of the property

[redacted]

Weather conditions when the inspection took place

At the time of inspection, it was dry and sunny

Status of the property when the inspection took place

The property was unoccupied and part furnished. The floors were fully covered.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, *What to do now*, and discuss this with us if required.

B

Summary of condition ratings

Overall opinion of property
The property is considered to be a reasonable purchase although there are a number of defects/issues which require attention and will require some expenditure at the outset. We would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard. You should investigate the cost of these works prior to a commitment to purchase. It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to the exchange of contracts and in this respect, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs and improvements investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase the property. If you are unsure about any of the items identified for improvement, you should refer back to the surveyor for further guidance and advice as we will be happy to discuss further with you. This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

B Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

R

Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Name	Received
1	N/A	

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element No.	Element Name
D1	Chimney stacks
D4	Main walls
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
F1	Electricity

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element No.	Element Name
D2	Roof coverings
D5	Windows

D6	Outside doors (including patio doors)
D7	Conservatory and porches
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F2	Gas/oil
F3	Water
F4	Heating
F6	Drainage
G2	Permanent outbuildings and other structures
G3	Grounds - Other

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element No.	Element Name
D3	Rainwater pipes & gutters
D8	Other joinery and finishes

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element No.	Element Name

N/A

Elements not applicable

Elements that have not been inspected that do not form part of the property.

Element No.	Element Name
D9	External - Other
E9	Internal - Other
F5	Water heating
F7	Common services

G1	Garage

B

Condition ratings

Summary of Repairs and cost guidance
Formal quotations should be obtained prior to making a legal commitment to purchase the property.
N/A

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

There is evidence of structural movement to the corner of the house and a further report from a Chartered Structural Engineer should be obtained prior to purchase. The report should include costings and specifications for the necessary remedial repair works.

A Timber and Damp Report should be commissioned from a member of the Property Care Association for the whole property.

You should commission an inspection and report from a roofing contractor before purchase.

A detailed appraisal of the below-ground 'Off-Mains' private drainage system should be commissioned prior to purchase.

The service installations should be thoroughly checked and tested by appropriate specialist contractors prior to the exchange of contracts.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property comprises a two storey four bedroom detached house.

Approximate year the property was built

The property would appear to have been built pre 1900.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

The walls are of solid masonry construction.

Windows and doors are of timber construction, incorporating single glazed units.

The floors are a mixture of solid and timber construction.

The main roof is pitched covered with man-made slates and natural slates.

Accommodation

Floor	Living Rooms	Bedrooms	Bath	Toilet	Kitchen	Utility Room	Conservatory	Other
Ground	3			1	1	1		1
First		4	1					

Means of escape

N/A

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC

Energy efficiency rating

The EPC energy efficiency rating for the property is F. This is below average for a property of this type.

Issues relating to the energy efficiency rating

N/A

Mains services

A marked box shows that the relevant mains service is present.

No	Gas	Yes	Electric	Yes	Water	No	Drainage

Central heating

Yes	Gas	N/A	Electric	N/A	Solid fuel	N/A	Oil

N/A	None

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

N/A

Other energy matters

Being an older building, this property will not be as thermally efficient when compared to modern-day buildings. As a result, running costs will be higher. Further regard should be had to the matters raised within the energy performance certificate when obtained.

C

Location and facilities

Grounds

The property occupies a large size plot with gardens to the front, sides and rear.

Location

The property is located in a rural area, remote from large-scale facilities such as schools and shops, etc.

Facilities

There is no garage to the property.

The property has private parking to the front aspect.

The property has the benefit of numerous outbuildings to the side and rear.

Local environment

The property is in an area with a 5 to 10% chance of potentially high levels of radon gas that could affect health.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only.

D1 Chimney stacks

3

The property has three chimney stacks of traditional masonry construction projecting above the roof slopes. Lead flashings are provided where the stacks intersect with the roof coverings in order to reduce the risk of rainwater penetration at these junctions. Chimney stacks of this age are a common feature of pre-1900 properties and typically require periodic maintenance due to their exposed position and the weathering of masonry materials over time.

From the available vantage points at ground level and using a drone, the masonry to the stacks appeared generally serviceable for their age and type. However, a number of maintenance issues and defects were noted which now require attention to improve weather resistance and reduce the risk of water penetration.

The chimney stack located to the side elevation of the property is fitted with two flues. One flue has been covered, although the covering arrangement appears basic. The second flue is entirely open and exposed, with no protective terminal or capping and no visible flaunching detail to properly bed and seal the pot or opening. In its current condition, this open flue allows direct rainwater penetration into the chimney structure, which can lead to dampness within the stack and internally within the building. The top of the stack should therefore be repaired with appropriate flaunching and the flue suitably capped or fitted with a ventilated terminal to prevent rain entry while allowing airflow if the flue is redundant.

The second chimney stack, located on the opposite side of the property, also serves two flues. One flue has been fitted with a ventilated chimney pot which will assist with airflow and help reduce moisture accumulation within the flue. The second flue, however, has been covered with what appears to be a loose roofing slate which has simply been placed over the opening. No proper flaunching detail was visible to secure this covering in position. This arrangement is unlikely to provide an effective or durable weather seal and may become dislodged by wind or movement over time. The slate covering should therefore be removed and replaced with a suitable ventilated cap or properly bedded terminal with appropriate flaunching to ensure a stable and weather-resistant finish.

The third chimney stack is located above the utility area of the property. The top of this stack has been entirely covered with a layer of concrete flaunching. While this approach may provide some protection from direct rainwater penetration, such solid coverings can sometimes restrict ventilation within redundant flues. If the flues below are no longer in use, it is generally preferable to provide controlled ventilation to reduce the risk of condensation and dampness developing within the stack. The condition of the concrete flaunching should therefore be monitored, and consideration should be given to introducing suitable ventilated terminals if the flues are redundant.

The mortar flaunching around chimney pots and flue openings is particularly exposed to driving rain, frost action and general weathering. Where defective, cracked, or absent, water can enter the chimney structure and migrate internally through the masonry. The various flue terminations across the stacks are inconsistent and in some cases poorly detailed. A programme of repairs is therefore recommended

which should include the installation of suitable chimney caps or ventilated terminals and the formation of proper flaunching to securely bed and weatherproof the flue openings.

Internally, damp staining was noted to the ceiling adjacent to the side chimney breast at first floor level. This staining indicates that moisture has entered the structure at some stage. While chimney stacks of this age do not normally contain a damp proof course and can therefore absorb moisture during periods of prolonged or wind-driven rain, the position of the staining adjacent to the stack suggests that defective flashing or detailing at the roof junction may also be contributing to water ingress. The lead flashings and adjacent masonry should therefore be inspected at close quarters and repaired or renewed where necessary to ensure the junction between the stack and roof covering is properly sealed.

The condition, continuity and internal arrangement of the flues within the chimney stacks could not be verified during the inspection. If any fireplaces or heating appliances are connected to these flues, they should be inspected and tested by an appropriately qualified specialist as part of routine servicing of the relevant appliance. If the flues are redundant, they should be properly capped and ventilated to prevent rainwater ingress while allowing adequate airflow.

If the chimney stacks are confirmed to be redundant, you may wish to consider the longer-term option of removing the stacks above roof level and making good the roof coverings. This can reduce ongoing maintenance requirements and the risk of water penetration associated with ageing masonry stacks. If the stacks are retained, all redundant flues should be appropriately ventilated at high level with ventilated caps or terminals, and internal ventilation may also be required where chimney breasts remain within the building.

A television aerial is currently fixed to one of the chimney stacks. The aerial and its fixings appeared satisfactory at the time of inspection. However, fixtures attached to chimney stacks are exposed to wind loading and weathering and should be checked periodically, typically every six months, to ensure the fixings remain secure and do not cause damage to the masonry.

Any repair works to the chimney stacks should include a close inspection of all accessible hidden elements, including the flashings, masonry joints and adjacent roof coverings, as additional deterioration may become apparent once safe access is available. As is common with repair work to older buildings, further defects may be identified during these works which could increase the scope and cost of repairs.

Finally, it should be noted that repairs to chimney stacks generally require scaffolding or other suitable access equipment due to their height and position above roof level. The cost of providing such access can be a significant component of the overall repair costs and should be anticipated when planning maintenance works. Until repairs are undertaken, the internal area around the affected chimney breast should be periodically checked for any signs of further dampness or water penetration.

D2 Roof coverings

2

The main roof to the property is of pitched construction and is covered with natural slates laid over timber battens supported by a traditional timber roof structure. Roofs of this type are typical of properties of this age and, where properly maintained, can provide a durable and long-lasting form of weather protection.

From the areas visible during the inspection, the slate covering appears generally functional and broadly consistent with the age and character of the building. However, a number of slipped and cracked slates were noted. These defects are typical of older slate roofs where fixings may deteriorate over time and

individual slates become displaced or damaged. Defective slates should be replaced and slipped slates re-fixed by a competent roofing contractor to ensure the roof covering remains weather-tight and to prevent water penetration into the roof structure.

The junctions between roof slopes and adjoining masonry walls are weathered with metal flashings, typically lead, designed to prevent water ingress at these vulnerable abutments. From the available vantage points these flashings appeared to be in generally satisfactory condition. Nevertheless, such details should be periodically checked as part of routine roof maintenance, as failure of flashings is a common source of water penetration in older buildings.

A separate section of roof covering is present to the side part of the property, which comprises a combination of the current utility area and converted outbuilding structures. This section is covered with clay roof tiles rather than slate. The tiles appear generally appropriate for their age and were performing their intended function at the time of inspection. However, there is a noticeable build-up of moss across sections of this roof covering. Excessive moss can retain moisture against the surface of the tiles and may impede proper drainage of rainwater, particularly where it accumulates around laps and in gutters. The moss growth should therefore be carefully removed and the roof covering cleaned as part of a programme of routine maintenance. Ongoing cyclical maintenance should include periodic removal of moss and organic debris to help prolong the service life of the roof coverings.

The property appears to have been constructed prior to the widespread use of roofing underfelt or breathable membranes beneath the roof coverings. As such, the slates are likely to be laid directly onto battens without a secondary weatherproof lining. While this form of construction was typical of buildings of this age and can perform satisfactorily, it provides less secondary protection against wind-driven rain or minor covering defects than modern roof constructions. For this reason, periodic inspection of both the external roof coverings and the internal roof void is advisable to check for any signs of water ingress or dampness. Any defects identified should be addressed promptly to prevent deterioration of the roof timbers and associated building elements.

In addition, modern standards place greater emphasis on energy efficiency, and loft insulation is commonly installed to reduce heat loss and improve thermal performance. Where insulation levels are increased, it is important that adequate ventilation is provided to the roof void in order to reduce the risk of condensation forming within the roof structure. This can typically be achieved through a combination of eaves ventilation, air bricks within gable walls, or proprietary roof ventilation units installed within the roof slopes. A competent roofing contractor or building professional will be able to advise on appropriate ventilation improvements if required.

It should also be borne in mind that any significant repairs or maintenance works to the roof coverings will require suitable access arrangements, typically in the form of scaffolding or other specialist access equipment. The provision of such access can represent a significant proportion of the overall repair cost and should therefore be anticipated when budgeting for roof maintenance works.

D3 Rainwater pipes and gutters

1

The rainwater goods comprise plastic (uPVC) gutters and downpipes fixed to the fascia boards and external walls around the perimeter of the building. Systems of this type are commonly installed as replacements to older cast iron fittings and, when properly maintained, generally provide a durable and low-maintenance method of disposing of rainwater from roof coverings.

From the areas visible at the time of inspection, the rainwater goods appear to be in generally serviceable condition with no evidence of significant distortion, major leakage, or widespread failure. However, as with all external drainage systems, regular maintenance will be required to ensure that the

system continues to function effectively.

The inspection took place during dry weather conditions and therefore it was not possible to observe the rainwater system in operation. As a result, the watertightness of joints, unions and connections could not be confirmed. It is recommended that the gutters and downpipes are observed during periods of rainfall, or water tested shortly after occupation, to confirm that they are operating correctly and that there are no leaks, blockages or areas of overflow. Localised repair or replacement of joints and sections may be required once the system is tested in use.

Rainwater disposal systems play an important role in protecting the building fabric. Defective, blocked or leaking gutters and downpipes can allow water to discharge onto external walls, which may lead to penetrating dampness, staining, and gradual deterioration of masonry and other building elements. For this reason, it is important that the system is kept clear and in good working order.

At the time of inspection, there were signs of organic growth and debris accumulation associated with the roof coverings, particularly moss from the adjacent roof slopes. This material can wash into the gutters and contribute to blockages over time. It is therefore advisable that the gutters are cleaned shortly after occupation, removing any moss, leaves and general debris that may have accumulated. Thereafter, the rainwater goods should be inspected and cleared periodically as part of routine property maintenance, typically at least once or twice annually depending on surrounding vegetation and environmental conditions.

Where repairs or maintenance are required to high-level rainwater pipes and gutters, it should be anticipated that suitable access arrangements will be required. This typically involves the erection of scaffolding or the use of other safe access equipment. The cost of providing such access can often exceed the cost of relatively minor repair works. For this reason, it is generally cost-effective to undertake any other necessary maintenance to adjacent high-level elements, such as roof coverings, flashings or chimney stacks, at the same time where possible.




D4 Main walls

3

The external walls of the property are of traditional solid masonry construction, approximately 230mm thick. This form of construction is typical of buildings dating from before 1900 and differs from modern cavity wall construction in that the walls comprise a single solid thickness of masonry rather than two leaves separated by a cavity. Solid walls rely primarily on the integrity of their external surfaces and mortar joints to resist rain penetration and are inherently more susceptible to moisture transmission and heat loss than modern construction.

Overall, the walls appear to be in broadly adequate condition for a building of this age and type. However, a number of defects and maintenance issues were observed during the inspection. These include weathered and eroded pointing, localised deterioration of masonry units, areas of minor cracking and evidence of historic movement. Such defects are not unusual in older buildings but will require periodic maintenance and repair in order to maintain the structural integrity and weather resistance of the walling.

In some locations the external masonry has been repointed using a dense cement-based mortar. This type of mortar is generally incompatible with traditional solid wall construction. Historically, masonry of this type would have been constructed using lime-based mortars which are softer, more flexible and vapour permeable. These characteristics allow moisture that enters the wall to evaporate through the mortar joints, helping the wall to manage moisture naturally.

Cement-based mortars are significantly harder and far less permeable. Their use can restrict the natural

evaporation of moisture through the mortar joints and instead force moisture to migrate through the surrounding masonry units. Over time this can increase moisture retention within the wall fabric and accelerate frost damage, leading to spalling and surface deterioration of the brickwork or masonry. Some localised deterioration consistent with this process was noted. Any future repointing or masonry repair works should therefore be carried out using a suitable lime-based mortar that is compatible with the original construction. Such works should be undertaken by a contractor experienced in traditional solid wall construction.

A number of minor cracks were noted to the external walls. In many areas these appear to be typical of buildings of this age and are likely to relate to historic settlement, thermal movement and general ageing of the structure. Such cracking is not uncommon and is often long-standing. Cracks of this nature should nevertheless be repaired during routine maintenance to prevent rainwater penetration and further deterioration of the surrounding masonry.

However, more pronounced cracking was noted to the front left-hand corner of the building, particularly to the area closest to the large tree. In isolation, this cracking could potentially be interpreted as settlement-related movement which may have occurred historically and may no longer be active. However, corresponding cracks were also observed internally within the same general area of the building, where the cracking has been sufficient distort the internal wallpaper finishes (see the Walls and Partitions section of this report). The presence of matching internal and external cracking raises the possibility that some degree of structural movement may have occurred and there remains at least a risk that movement could be ongoing.

While it is not possible to determine the precise cause, extent or activity of movement from a visual inspection alone, the proximity of the large tree to this corner of the property may be a contributing factor, as trees can influence ground moisture levels and soil conditions. In order to avoid the risk of unexpected structural issues arising after purchase, it would be prudent to obtain the opinion of a suitably qualified structural engineer. The engineer should inspect the affected areas and advise whether the cracking is historic and stable or whether further monitoring or remedial works may be required.

It is also advisable to ensure that a suitable buildings insurance policy is maintained which specifically includes cover for structural movement such as subsidence, heave or landslip.

Damp Proof Course

A damp proof course (DPC) is a horizontal barrier of impermeable material installed within a wall to prevent moisture from the ground rising through the masonry by capillary action. Many buildings constructed before the early twentieth century either did not include a damp proof course or incorporated early forms which may no longer be effective. No clear evidence of a functioning damp proof course was visible to the external walls during the inspection, which is typical for properties of this age.

Due to the age and type of construction, some tolerance should be expected for slightly elevated moisture levels at the lower sections of solid masonry walls. Minor dampness at low level can occur in older buildings without necessarily indicating a serious defect, particularly where traditional breathable materials have historically allowed the building fabric to manage moisture naturally.

However, excessive damp staining was noted to the internal face of the wall within the utility area. The extent and nature of this dampness appear greater than would normally be expected from background moisture levels associated with traditional solid wall construction. Further detail is provided within the Walls and Partitions section of this report.

In view of these findings, it would be advisable to obtain a specialist inspection from a contractor who is a member of the Property Care Association (PCA) with experience in timber and damp investigations. Their inspection should assess the extent and likely cause of the dampness and provide appropriate recommendations for any necessary remedial works. Any proposed treatment should be carefully considered to ensure that it is suitable for a traditional solid wall building.

Solid masonry walls are generally more vulnerable to penetrating dampness than modern cavity walls and rely heavily on the condition of the external finishes for their weather resistance. Even when in reasonable condition, some moisture penetration may occur during periods of prolonged or wind-driven rain. These walls may also contain concealed timber elements, such as lintels above openings, and prolonged dampness can increase the risk of timber decay. Maintaining the external masonry, mortar joints and rainwater disposal systems in good condition is therefore particularly important.

Due to their solid construction, these walls also provide lower levels of thermal insulation than modern cavity walls and therefore heat loss through the external fabric may be comparatively higher.

Finally, vegetation was noted growing close to parts of the external walls. While this is unlikely to cause immediate structural harm, plants and shrubs located close to masonry surfaces can trap moisture against the wall and restrict airflow, increasing the risk of damp penetration and gradual deterioration of the wall fabric. Vegetation should therefore be cut back and maintained to ensure that foliage does not obstruct windows, ventilation openings, rainwater goods or external wall surfaces.

D5 Windows

2

The property is fitted with traditional timber sash windows incorporating single glazed panes. Windows of this type are consistent with the age and character of the building and contribute positively to its architectural appearance. However, when compared with more modern window systems, traditional sash windows typically provide lower levels of thermal insulation, air tightness and security.

Overall, the windows appeared generally functional, although a number of age-related defects and maintenance issues were observed. These include weathered external paint finishes, worn fixtures and fittings, and several sash units which were stiff to operate. In some cases the sashes were difficult to open and appeared effectively inoperable at the time of inspection. This is likely due to a combination of factors including paint build-up, lack of lubrication and possible minor distortion of the timber frames. It is also possible that some windows have not been opened for a considerable period of time. In many instances such issues can be addressed through routine servicing, including easing and adjustment of the sash mechanisms, lubrication of moving components and localised repair of the timber joinery.

Sash windows of this age generally require regular maintenance in order to remain fully operational and weather resistant. This includes periodic repainting of the external joinery, maintenance of sash cords, pulleys and balances, and replacement or repair of worn components. These windows also contain concealed elements where deterioration may occur over time, particularly where moisture ingress has occurred. As such, a higher level of ongoing maintenance should be anticipated when compared with modern replacement window systems.

Some of the glazing did not display visible British Standard safety markings. This suggests that certain

panes may comprise standard annealed glass rather than safety glass. Modern standards require safety glazing in certain locations considered to be higher risk, such as areas close to floor level or within doors. While this is common in buildings of this age, upgrading vulnerable panes to toughened or laminated safety glass would be advisable as a precaution, particularly in locations where accidental impact is more likely.

Although the windows remain broadly serviceable at present, they represent older installations and may be approaching the latter part of their practical service life in some areas. It would therefore be prudent to anticipate ongoing repair and refurbishment works and to budget for more significant repair or possible replacement in the medium to longer term as part of planned property maintenance. Given the potential cost implications of full window replacement, you may wish to obtain indicative quotations for refurbishment or replacement prior to making a legal commitment to purchase.

The junction between the window frames and the surrounding masonry walls is a common location for water penetration, particularly during periods of heavy or wind-driven rain. The sealing materials at these junctions should therefore be checked periodically and maintained in good condition to ensure that the openings remain weather-tight.

Modern Building Regulations also place emphasis on background ventilation within habitable rooms, commonly achieved through the installation of trickle vents within window frames. Traditional sash windows of this type often do not incorporate such ventilation features. If improvements to background ventilation are considered desirable, advice should be sought from a specialist window contractor regarding appropriate solutions that are compatible with traditional sash window construction.

In summary, the existing timber sash windows are broadly in keeping with the character of the property but require ongoing maintenance and periodic repair to ensure their continued performance. Routine maintenance should include regular inspection and attention to moving parts, ironmongery, sash cords, glazing putty, seals, frames and sills, together with periodic repainting of the timber joinery to protect it from weathering and decay. Homeowners should anticipate and budget for such maintenance as part of the normal upkeep of traditional timber windows.

D6 Outside doors (including patio doors) 2

The external doors to the property are of timber construction and incorporate areas of single glazing. Timber doors are common in buildings of this age and are generally appropriate to the character and appearance of the property. However, when compared with more modern door installations, traditional timber doors with single glazing typically provide lower levels of thermal efficiency, draught resistance and security.

Overall, the doors appeared broadly functional at the time of inspection. Nevertheless, a number of age-related defects and maintenance issues were noted. These include weathered external finishes to the timber joinery, general wear to fixtures and fittings such as hinges, handles and locking mechanisms, and signs of ageing to some of the door units themselves. These issues indicate that routine maintenance, repair and possible upgrading works will now be required to ensure the doors continue to perform effectively.

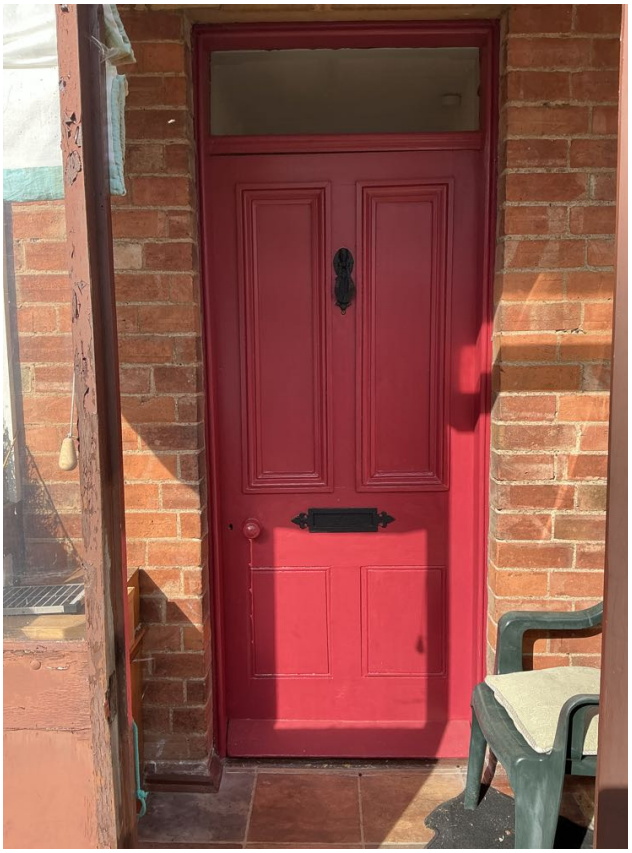
The glazing incorporated within some of the doors did not display visible British Standard safety markings. This suggests that the glazing may comprise standard annealed glass rather than safety glass. Current standards require the use of safety glazing, such as toughened or laminated glass, in locations where there is an increased risk of impact, including areas within or adjacent to doors. Although this is common in properties of this age, it would be advisable as a precaution to upgrade vulnerable glazing to a suitable safety glass specification.

While the doors are currently serviceable, several units appear to be older installations and may be approaching the latter part of their typical service life. As a result, it would be prudent to anticipate the need for ongoing repairs or potential replacement in the medium term as part of the normal planned maintenance of the property. Given the potential cost implications associated with full replacement, you may wish to obtain quotations for repair, refurbishment or replacement works prior to making a legal commitment to purchase.

The junctions between the door frames and the surrounding masonry walls are common points for water penetration, particularly during periods of heavy or wind-driven rain. It is therefore important that the sealing materials at these junctions are regularly inspected and maintained in good condition to prevent moisture ingress and associated deterioration of the door frames and adjacent wall surfaces.

As with all external timber joinery, ongoing maintenance should be anticipated. This typically includes periodic repainting or protective treatment of the timber surfaces, together with routine inspection and maintenance of components such as hinges, latches, locking mechanisms, door frames, weatherboards,

threshold strips and glazing seals. Proper maintenance will help to extend the service life of the doors and maintain their weather resistance and functionality.



D7 Conservatory and porches

2

The property has a porch of lightweight timber construction positioned beneath a pitched roof covering

finished with slates. The porch incorporates timber-framed windows with single glazing and has a solid floor construction. Structures of this type are commonly added to older buildings as simple entrance enclosures and are typically built to a more basic standard than the main dwelling.

At the time of inspection, the porch appeared broadly functional; however, a number of defects and maintenance issues were identified. These include inadequate or poorly detailed flashings at junctions with the main structure, localised rot within sections of the timber joinery, weathered external finishes and worn fixtures and fittings. In their current condition these elements will allow progressive deterioration if not addressed. Repair and maintenance works are therefore required in the short to medium term to maintain the weather resistance and usability of the structure.

However, it should be noted that the porch appears to have been constructed to a relatively basic standard and has not been well maintained. As a result, the structure is of limited economic value when considered against the potential cost of undertaking comprehensive repairs. In practical terms, it is likely to be more cost-effective to remove the existing porch and replace it with a new structure should you wish to retain a porch in this location. You are advised to obtain estimates for both repair and replacement options prior to making a legal commitment to purchase so that the likely costs can be properly considered.

Porches of this type are generally not regarded as habitable accommodation. They are typically less resistant to weather, more susceptible to dampness and usually allow significantly higher levels of heat loss when compared with the main building envelope. For these reasons, no assurance can be given regarding the long-term durability or performance of the structure, and relatively higher levels of ongoing maintenance should be anticipated.

It is also common for porches and similar lightweight additions to have foundations that are shallower than those used for the main building. This can increase the risk of minor movement, distortion or cracking developing over time. In addition, glazing within such structures may not meet modern safety standards and construction details may not conform fully with current building regulations.

Finally, the junctions between the porch frames and the surrounding building fabric are common points for water penetration, particularly during periods of heavy or wind-driven rain. The sealing materials at these junctions should therefore be regularly inspected and maintained in good condition to minimise the risk of moisture ingress into the structure and the adjoining parts of the main building.

D8 Other joinery and finishes

1

External joinery elements to the property, including fascias, soffits and bargeboards, are formed in timber. Timber joinery of this type is typical for properties of this age and, when adequately maintained and protected with suitable finishes, can provide long-term serviceability.

At the time of inspection the external joinery appeared to be in generally satisfactory condition for its age, with no significant structural defects or widespread decay noted. Subject to routine maintenance and periodic redecoration, these elements should remain serviceable for the foreseeable future.

However, the external decorative finishes to some areas of timber joinery were observed to be weathered and beginning to deteriorate. Where paint coatings break down, the underlying timber can become vulnerable to moisture penetration which may eventually lead to rot or deterioration of the

joinery. The affected sections should therefore be properly prepared and redecorated in the near future. Preparation should include the removal of loose or flaking paint, appropriate surface treatment and the application of suitable external-grade protective coatings.

Given the age of the property, it is possible that some of the historic paint finishes applied to the external joinery may contain lead. Lead-based paints were commonly used in older buildings due to their durability but can pose a health risk if disturbed without appropriate precautions. Urgent action is not required; however, if paint removal or extensive preparation work is planned, appropriate guidance should be followed. Advice can be obtained from the Health and Safety Executive regarding the safe management and removal of lead-based paints.

Timber joinery exposed to external weather conditions requires ongoing cyclical maintenance. As a general guide, external timber elements should be inspected regularly and redecorated on approximately a three to five year cycle, depending on the quality of previous coatings, levels of exposure to weather and the condition of the underlying timber surfaces. Regular maintenance will help protect the timber, prolong the life of the joinery and reduce the likelihood of more extensive repairs being required in the future.






D9 Other

NA

N/A

E

Inside the property

E Inside the property

Limitations on the inspection

We have endeavoured to inspect all parts of the property internally, but where a property is occupied, we do not move furniture, household items, lift floor coverings or floorboards.

E1 Roof structure

3

The roof structure is formed of traditional timber construction typical of a property of this age. Inspection of the roof void was limited to the areas visible from the loft access hatch and those immediately surrounding it. Large areas of the roof structure were concealed by insulation, restricted headroom and limited access, and therefore a full inspection of all structural timbers was not possible.

From the areas that were visible, the principal roof timbers did not show any obvious signs of significant deflection, distortion or structural movement. The roof structure therefore appears broadly stable; however, conclusions can only be drawn from the limited areas that were accessible at the time of the inspection.

Adequate ventilation of insulated roof spaces is essential to reduce the risk of condensation forming within the loft area. Excessive condensation can lead to damp conditions and eventually result in decay to roof timbers and other structural elements. Ventilation is typically achieved through eaves vents, air vents in gable walls, or proprietary ventilating roof tiles. The requirement to ventilate roof spaces is a relatively modern building standard and many traditional houses were constructed without such provision.

The roof void does not appear to benefit from sufficient ventilation. It would therefore be advisable to install fixed ventilation openings, such as eaves ventilation or roof tile vents, to improve airflow through the loft space and reduce the risk of condensation developing within the roof structure.

The insulation within the roof void appeared limited in places. Current guidance generally recommends insulation to a depth of approximately 300mm at ceiling level in order to improve thermal efficiency and reduce heat loss. Increasing the insulation thickness would be beneficial; however, care must be taken to ensure that insulation does not block ventilation pathways at the eaves, as this could increase the likelihood of condensation problems.

The mortar joints to sections of the brickwork within the gable walls were noted to be recessed and deteriorating. Where mortar joints become recessed, the wall becomes more susceptible to draught penetration and moisture ingress. The affected areas should therefore be raked out and repointed in due course to improve the condition and weather resistance of the masonry.

Evidence consistent with wood-boring beetle activity was noted to a section of roof timber located close to the loft hatch. This timber appears likely to be an original structural member and was one of the few timbers that could be inspected closely due to its proximity to the loft opening. The visible signs included small exit holes within the timber surface. While it is not possible from a visual inspection alone to determine whether the infestation is historic or active, the presence of these signs indicates that further investigation is advisable. As the majority of the roof structure was not accessible for close inspection, it is possible that similar issues could exist in other areas that were not visible during the survey.

As noted in the Main Walls section of this report, a specialist inspection by a contractor who is a member of the Property Care Association (PCA) has already been recommended in relation to dampness within the property. The scope of that inspection should also include the roof timbers within the loft space so that the condition of the structural timbers can be properly assessed, including any evidence of wood-boring beetle activity. The contractor should confirm whether the infestation is active and advise on any necessary treatment or remedial works.

Dampness was also noted to the chimney stack within the roof void. This observation was based on stained and damp-looking brickwork which appeared locally saturated. Due to restricted access around the chimney stack, it was not possible to physically inspect the area closely or determine the precise source of moisture. The staining indicates that water has entered the chimney structure at some stage. Possible causes include defective flashing details at roof level, rainwater entering poorly protected or redundant flues, condensation within the flue spaces, salt migration from historic flue use, or moisture movement through the masonry due to the absence of a damp proof course within the stack. These issues are consistent with the external defects noted to the chimney stacks elsewhere in this report and remedial repairs to the chimney heads and flashings are therefore recommended.

The property was constructed before it became standard practice to install a roofing underfelt or membrane beneath the roof coverings. As a result, the roof slates are likely fixed directly to battens without a secondary waterproof barrier. While this form of construction was typical at the time and can function satisfactorily, it means the roof structure relies heavily on the condition of the roof coverings themselves to remain weather-tight. For this reason, regular inspection and maintenance of the roof coverings is particularly important. Both external roof surfaces and the internal roof void should be periodically inspected for any signs of leaks or dampness so that necessary repairs can be undertaken promptly.

Electrical wiring and fittings were observed within the roof space. As part of the overall inspection of the property's electrical system, it would be prudent for a suitably qualified electrician to inspect the wiring within the loft area to ensure that it is safe and in satisfactory condition.






E2 Ceilings

3

The ceilings within the property are formed from a combination of traditional lath and plaster and later plasterboard construction, finished with various decorative coverings. This mixture of materials is typical in older properties where repairs, alterations and modernisation works have been carried out over time.

Overall, the ceilings appeared broadly serviceable; however, a number of age-related defects were observed. In particular, there were areas of loose, blown or locally damaged plaster, which are typical in properties of this age and construction. Such defects arise as plaster keys weaken over time or where vibration and general ageing affect the bond between plaster and its supporting background. Localised repair and patch replastering should be anticipated when internal redecoration is next undertaken.

Minor thermal and settlement-related cracking was also noted in several areas throughout the property. These cracks are commonly associated with normal movement within older buildings and seasonal changes in temperature and humidity. They are generally cosmetic in nature and can normally be addressed during routine redecoration. Such cracking is very common in buildings of this age and type and does not in itself give cause for structural concern.

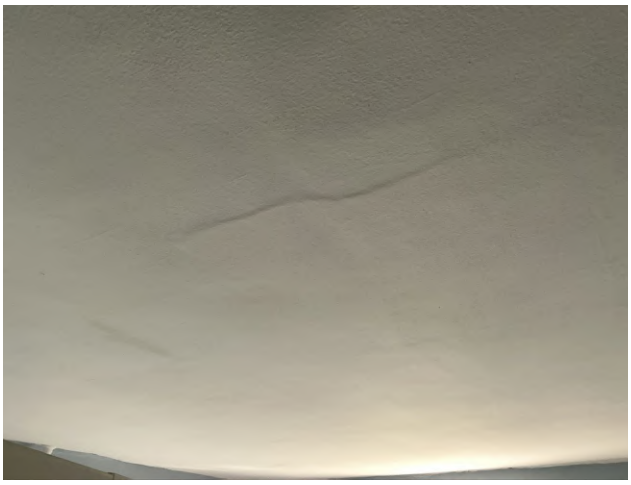
Localised damp staining was observed to the ceiling in the rear bedroom. The most likely cause of this staining is a previous roof leak. At the time of inspection the affected area appeared dry, which may indicate that the original source of the leak has already been addressed. Nevertheless, remedial works will be required in the form of making good the affected plaster finishes and redecorating the ceiling. It would be prudent for your legal adviser to seek clarification from the vendor regarding any repairs that may have been undertaken to the roof covering or associated elements.

Further damp staining was also noted to the ceiling in the kitchen/utility area, particularly around the location of the chimney breast. Moisture meter readings taken in this area were elevated, suggesting that moisture may still be present within the structure. The staining and elevated readings may be associated with defects to the roof covering or the flashing details around the chimney stack above. These issues correspond with defects identified elsewhere within this report relating to the chimney stack and roof junctions. This area should therefore be included within the scope of the specialist damp inspection recommended elsewhere in the report, so that the precise cause of the moisture can be identified and appropriate remedial works recommended.

Ceilings constructed with traditional lath and plaster can, over time, become vulnerable to partial or complete detachment as the plaster keys that secure the plaster to the laths deteriorate. In some cases this can result in sudden localised failure of sections of ceiling. While no immediate widespread failure

was evident at the time of inspection, it is realistic to anticipate ongoing repairs to defective areas and, in the longer term, more extensive renewal may be required in some locations. The risk of detachment can also increase where old wallpaper linings are removed during redecoration, as these can sometimes be providing additional support to weakened plaster.

Some ceiling surfaces were concealed by decorative linings. Where ceilings are covered in this way, it is possible that underlying defects remain hidden. If such linings are removed in the future as part of refurbishment works, previously concealed defects may become apparent and areas of plaster may loosen or detach. You should therefore allow for the possibility of localised repairs, or potentially more extensive replastering, if these coverings are removed.




E3 Walls and partitions

3

The internal walls and partitions within the property are of solid construction with a variety of plaster finishes. This form of construction is typical for buildings of this age and generally performs satisfactorily where maintained in reasonable condition.

During the inspection, some areas of damaged, loose and blown plaster were noted. These defects are commonly associated with older plaster finishes where the bond between the plaster and its supporting background has weakened over time. It would be reasonable to anticipate some localised repair or replastering works when internal redecoration is next undertaken.

Cracking was observed to internal walls in several locations. In particular, cracking was noted internally in the area corresponding with the front left corner of the building. In some locations this cracking has been sufficient to distort and tear decorative finishes such as wallpaper. As noted in the Main Walls section of this report, more pronounced cracking was also observed externally in this same area of the building, close to the large tree. While such cracking could potentially be consistent with historic settlement that is no longer progressive, the presence of corresponding internal and external cracking means that the possibility of ongoing structural movement cannot be ruled out from a visual inspection alone.

In order to avoid the risk of unexpected structural issues, it would be prudent to obtain the opinion of a suitably qualified structural engineer. The engineer should inspect the affected areas and advise whether the movement is historic and stable or whether further monitoring or remedial works may be necessary.

Evidence was also noted to suggest that a potentially load-bearing wall has been removed within the ground floor accommodation. Where structural walls are removed, it is necessary to install suitable structural support, typically in the form of a beam or lintel, to carry the loads from the structure above. This support is concealed within the building fabric and therefore it was not possible to confirm either its presence or adequacy during the inspection. No obvious signs of distress were visible; however, your legal adviser should make enquiries with the local authority Building Control department to confirm that the works were carried out with the appropriate approvals and certification.

As discussed in the Main Walls section of this report, buildings of this age often do not incorporate an effective damp proof course and solid masonry construction can result in elevated moisture levels at low level. Some tolerance for slightly higher moisture readings at the base of ground floor walls is therefore reasonable in a property of this type.

However, moisture meter readings taken at a number of locations within the ground floor walls indicated elevated damp levels, particularly within the kitchen/utility area where visible damp staining is also present. These readings and visual observations suggest that moisture is affecting parts of the internal wall surfaces to a greater degree than would normally be expected for background levels within a traditional solid wall building.

As previously recommended within the Main Walls section of this report, a more detailed inspection should be undertaken by a contractor who is a member of the Property Care Association (PCA) with experience in timber and damp investigations. The scope of that inspection should include the affected internal walls as well as the roof timbers within the loft space, so that the extent and source of moisture within the building can be properly assessed. The contractor should identify the likely causes of the dampness and provide recommendations for any appropriate remedial works.

If remedial damp-proofing measures are recommended, these often involve the removal of affected plaster finishes and reinstatement with appropriate moisture-resistant plaster systems. Such works can be disruptive and may involve additional reinstatement costs, particularly where built-in fixtures such as kitchen units are present. It is therefore important that the likely scope of works, associated costs and timescales are clearly established before proceeding. You are advised to obtain at least two independent quotations and detailed specifications from suitably qualified contractors before committing to any works.

Where walls affected by dampness are in contact with timber elements such as skirting boards, floor timbers or other joinery, those timbers may be at increased risk of decay or insect infestation. Any specialist inspection should therefore also consider the condition of adjacent timbers where accessible.

Many of the internal wall surfaces are currently concealed by decorative linings such as wallpaper. Where such coverings are removed as part of redecoration or refurbishment works, previously hidden defects may become apparent and some areas of plaster may loosen or detach. You should therefore allow for the possibility of localised plaster repairs once these coverings are removed.

Condensation can sometimes occur in older buildings where ventilation, heating and insulation levels are unbalanced. Although widespread mould growth was not identified during the inspection, condensation can contribute to damp conditions in certain circumstances. Maintaining an appropriate balance between heating, ventilation and insulation can help reduce the likelihood of condensation forming within the property. Activities that generate significant moisture, such as cooking, bathing and drying clothes indoors, should ideally be accompanied by adequate ventilation to allow moist air to disperse.

E4 Floors

2

The ground floors within the property are of solid construction, while the upper floors are of suspended timber construction. This combination of floor types is typical of properties of this age, with solid floors often present to areas that have been altered or modernised over time.

Given the age of the building, it is likely that the original solid floor construction does not incorporate a damp-proof membrane beneath the slab. Floors constructed in this manner can be susceptible to moisture transmission from the ground below, particularly where surrounding walls are also of solid masonry construction without an effective damp proof course. This does not necessarily represent a defect in itself, as many older properties function satisfactorily with this type of construction, but it does mean that the floors may be more vulnerable to damp penetration than modern insulated floor systems.

The solid floors are concealed beneath various floor coverings and finishes which prevented detailed inspection of the underlying construction. As a result, the condition of the floor structure beneath these coverings could not be confirmed. It is possible that additional defects or maintenance issues may become apparent if floor finishes are removed or replaced in the future.

The suspended timber upper floors were generally found to be firm and stable under normal use at the time of the inspection. However, some minor defects were noted including areas of loose and creaking floorboards. This is common in older timber floors where fixings may have loosened over time or where boards have experienced slight movement due to seasonal changes in temperature and humidity. Localised repair and refixing of boards should be anticipated as part of routine maintenance.

Where timber floors are present, it is important that adequate ventilation is maintained beneath the floor structure in order to prevent moisture accumulation which could lead to timber decay. Any specialist damp and timber inspection recommended elsewhere in this report should also consider the condition of accessible floor timbers where relevant.

The floor finishes throughout the property show signs of general wear consistent with age and use. The adequacy and suitability of these finishes will ultimately depend on your own preferences and intended use of the property, and you have likely already considered their condition when viewing the property. Replacement or upgrading of floor finishes may be required as part of future refurbishment or redecoration works.





E5 Fireplaces, chimney breasts and flues

3

The property contains chimney breasts associated with the masonry chimney stacks noted elsewhere in this report. The fireplaces appear largely redundant and in a number of locations the original fireplace openings have been covered or sealed. This is a common arrangement where fireplaces are no longer in use.

Where fireplaces and flues are redundant, it is important that adequate ventilation is maintained within the chimney structure. Without ventilation, moisture can accumulate within the flues which may lead to dampness within the chimney breast and adjacent internal finishes. Any redundant flues should

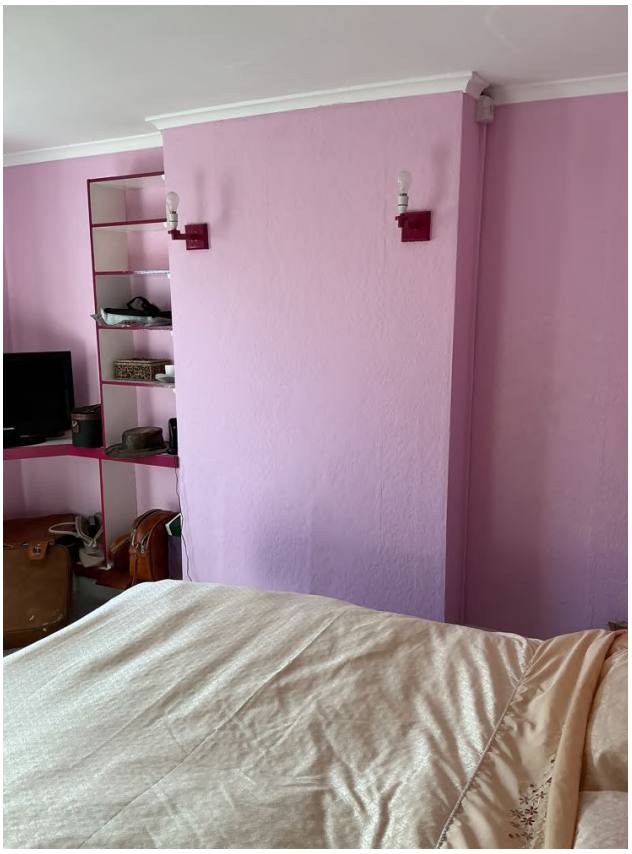
therefore be appropriately ventilated both at high level (via ventilated caps or terminals at chimney pot level) and at low level within the property, typically through discreet ventilation grilles at the site of the original fireplace opening.

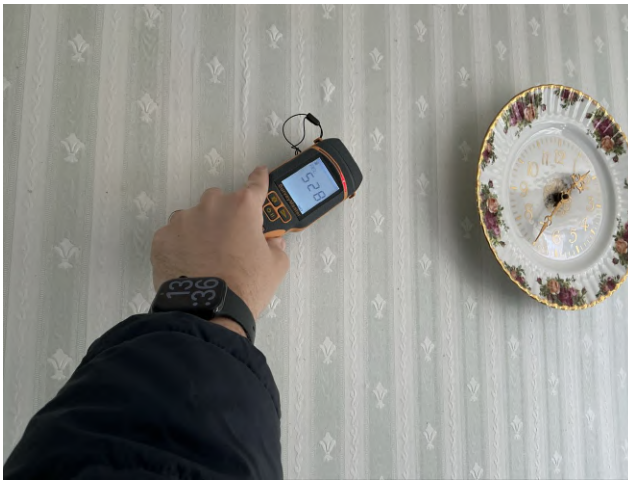
Localised dampness and staining were noted to parts of the chimney breast masonry. As noted elsewhere in this report, damp staining was observed in areas including the kitchen/utility ceiling and within the roof void around the chimney stack. These findings suggest that moisture may be entering the chimney structure, potentially due to issues such as defective flashing details, rainwater entering poorly protected or redundant flues, or the natural movement of moisture through the masonry where no damp proof course is present within the chimney construction.

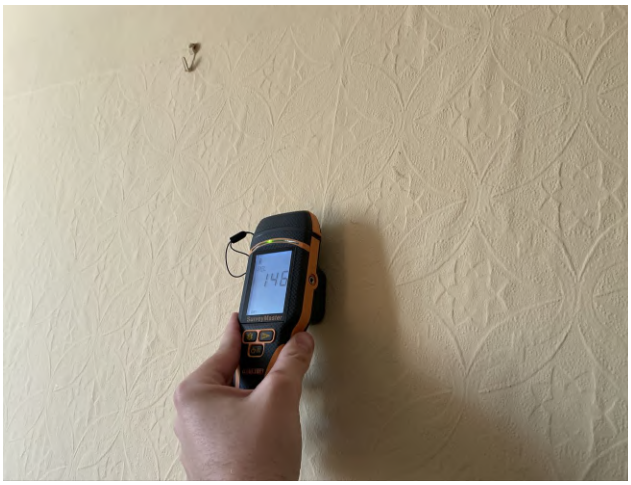
In addition to external moisture sources, chimney breasts can also be affected by salt contamination within the plaster finishes. Ammonium salts are a by-product of the historic burning of fossil fuels and are commonly present within older chimney flues and chimney masonry. These salts can migrate through the plaster finishes over time and attract atmospheric moisture, giving the appearance of dampness. Where this occurs, localised replastering may be required. When replastering chimney breasts affected by salt contamination, it is important that suitable preparatory treatments are used to neutralise salts within the masonry before new plaster finishes are applied. Failure to do so can allow salts to migrate into new plaster and cause recurring staining and deterioration.

Given the various damp-related observations noted around the chimney structures, the chimney breasts should be included within the scope of the specialist damp and timber inspection recommended elsewhere in this report by a Property Care Association (PCA) contractor. This will allow the underlying causes of moisture affecting these areas to be properly assessed and appropriate remedial measures recommended.

If you intend to reinstate the use of any fireplaces in the future, the associated flues should first be inspected and swept by a suitably qualified specialist. Older flues may not be lined, or existing linings may have deteriorated over time. It may therefore be necessary to install new flue liners to ensure safe operation. In addition, adequate combustion air and background ventilation must be provided in accordance with current standards. Advice should be obtained from a suitably qualified heating specialist, such as a contractor registered with HETAS, before any fireplaces or solid fuel appliances are brought back into use.







E6 Built-in fittings (built-in kitchen and other fittings, not including appliances) 2

The property contains fitted kitchen units and associated worktops typical of a domestic kitchen installation. At the time of inspection, the kitchen fittings were observed to be dated and in a generally poor state of repair, with visible wear and deterioration to some components. In practical terms, you should anticipate budgeting for early replacement of the kitchen units as part of refurbishment works following purchase. Given the potential cost implications, it would be prudent to obtain quotations for replacement or refurbishment prior to the exchange of contracts so that these costs can be properly considered.

The flexible sealant around parts of the kitchen worktops and units was observed to be worn or deteriorated. Where sealant fails, water can penetrate behind units and into the surrounding structure. The sealant should therefore be renewed to maintain an effective waterproof barrier. A continuous mastic seal should be maintained along the rear edges of worktops to prevent water ingress behind the units. The carcassing of many kitchen units is typically formed from chipboard which is particularly vulnerable to swelling and deterioration if exposed to moisture. Maintaining effective seals and protective surface finishes is therefore important to prolong the life of the fittings.

Built-in fittings such as kitchen units can conceal the condition of the walls and floors behind them. Defects including dampness, condensation or mould growth may therefore exist in concealed areas that were not visible at the time of inspection. For this reason, it would be advisable to inspect the areas behind and beneath the units where possible when refurbishment or replacement works are undertaken.

Ventilation within the kitchen area appears limited. Adequate ventilation is important in kitchens due to the high levels of moisture generated by activities such as cooking and washing. In order to reduce the risk of condensation and associated dampness, it is recommended that effective mechanical extraction

is installed or upgraded, for example by means of a mains-powered extractor fan or an appropriate environmental control unit. Further reference to ventilation requirements is made within the Heating and Ventilation section of this report.

In addition to mechanical extraction, background ventilation should be maintained within the kitchen area. This is typically achieved through a combination of trickle vents within window frames and maintaining an appropriate gap beneath internal doors (typically around 10mm) to allow air circulation between rooms.

Overall, the kitchen fittings appear dated and show signs of general wear and tear consistent with age and use. Replacement or upgrading of these fittings is likely to form part of future improvement works to the property. You have likely already considered the adequacy and suitability of these fittings, and other built-in elements, when assessing the property for your own purposes.

E7 Woodwork (for example, staircase joinery)

2

The internal joinery within the property comprises timber doors, door frames, architraves, skirting boards, staircase components and other associated timber finishes. These elements are typical of a building of this age and contribute to the character of the property.

Overall, the internal woodwork appeared generally serviceable and broadly consistent with the age of the building, although signs of general wear and tear were evident. In particular, worn decorative finishes were noted to various elements of joinery, and some stair treads were observed to creak when walked upon. Such issues are commonly associated with the ageing of timber components and the gradual loosening of joints over time. Localised repair, tightening of joints and general refurbishment works should therefore be anticipated as part of ongoing maintenance.

The staircase is of traditional timber construction and appears typical for a property of this period. The stair pitch is relatively steep when compared with modern building standards; however, this is common in older properties and generally reflects the construction practices of the time. While the staircase remains functional, users should exercise additional care when using it due to the increased potential risk of tripping or falling associated with steeper stair designs.

Timber staircases can be particularly prone to shrinkage, movement and loosening of joints as the timber ages and responds to changes in temperature and humidity. This can lead to creaking treads and minor movement within the stair structure. Periodic maintenance, including tightening of fixings and general repairs, may therefore be required from time to time to maintain satisfactory performance.

The internal decorative finishes throughout the property are generally dated and in some areas appear worn or soiled. Redecoration is therefore recommended. Preparation for redecoration may reveal additional areas requiring making good, particularly once furnishings and fittings are removed and surfaces become fully exposed. Localised repairs to plaster and joinery surfaces should therefore be anticipated as part of the preparation process.

No visible evidence of active wood-boring beetle infestation was identified to the exposed internal joinery during the inspection. However, it should be noted that fitted coverings, furniture and stored items can conceal parts of the timber structure, and concealed areas could not be fully inspected. As previously recommended elsewhere in this report, the specialist Property Care Association (PCA) inspection relating to damp and timber should include consideration of accessible timber elements within the property where appropriate.

Finally, given the age of the property, it is possible that some historic paint finishes applied to the internal joinery may contain lead. Lead-based paints were widely used in older buildings due to their durability but can present health risks if disturbed without appropriate precautions. Urgent action is not required; however, if paint removal or extensive preparation work is planned during refurbishment, appropriate guidance should be followed. Advice can be obtained from the Health and Safety Executive regarding the safe management and removal of lead-based paints.

E8 Bathroom fittings

2

The bathroom contains typical sanitary fittings including a bath, basin, WC and associated fixtures. At

the time of inspection, these fittings appeared broadly functional; however, they are somewhat dated and would benefit from general cleaning, servicing and refurbishment. While the installation remains usable, you may wish to consider upgrading the bathroom fittings as part of future improvement works.

The flexible sealant around the bath and some sanitary fittings was observed to be deteriorated, with areas appearing split, mould affected or poorly sealed. Sealant in wet areas performs an important role in preventing water from penetrating into surrounding structures and finishes. Where sealant becomes defective, water can pass behind fittings and into concealed areas. The existing sealant should therefore be removed and renewed to provide an effective watertight seal.

Flexible sealants in bathrooms should be inspected regularly and renewed where signs of deterioration become apparent. Failure of these seals can allow water to penetrate into enclosed spaces behind fittings or into floor and wall structures, which may result in hidden moisture accumulation, decay to timber elements or deterioration of finishes.

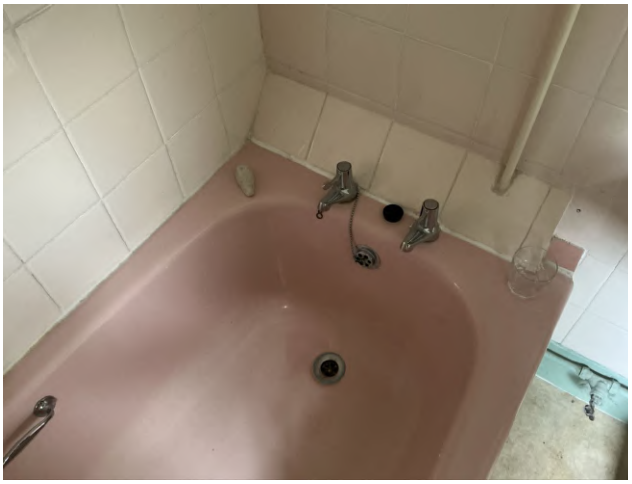
The tiled wall surfaces around the bathing and shower areas appeared generally serviceable at the time of inspection. However, tiled finishes within shower areas are a common source of water penetration if grout joints deteriorate or tiles become loose. Regular maintenance should therefore be carried out, including prompt repair of any defective grout or loose tiles that become apparent.

The floor surfaces beneath sanitary fittings could not be inspected, as doing so would require removal of fixtures and finishes which is beyond the scope of a non-invasive survey. If leakage has occurred historically—for example from pipework, failed seals, defective grouting or gaps around tiles—moisture could potentially affect concealed floor structures. However, no visible evidence of damp staining or decay associated with the bathroom area was identified at the time of inspection.

Ventilation within the bathroom appears limited. Adequate ventilation is important in bathrooms in order to remove moist air generated during bathing and showering and to reduce the risk of condensation and associated damp-related defects. It is therefore recommended that effective mechanical extraction is installed or upgraded, typically in the form of a mains-powered extractor fan or an appropriate environmental control unit. Further guidance is provided within the Heating and Ventilation section of this report.

With regard to the shower installation, this was not operated as part of the inspection and therefore its performance, efficiency and watertightness could not be confirmed. The system should be tested prior to purchase to ensure that it operates correctly and that there are no leaks or defects within the installation. Further reference is made to water heating systems elsewhere in this report.

Finally, shower installations should be cleaned and maintained regularly, including periodic cleaning of shower heads. This helps to reduce the risk of bacteria such as Legionella developing within the system.






E9 Other

NA

Old areas of woodworm infestation were noted to parts of the property. This infestation appears to be of some age and as we found no signs of additional activity elsewhere in the property, no further action is deemed necessary at this stage. However, if you wish to be reassured, you should commission an inspection, which should include hidden timbers throughout the dwelling.

F

Services

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

F

Services

Limitations on the inspection

In view of the above limitations to our inspection, and having regard to the safety implications, services must be tested prior to purchase.

F1 Electricity

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

3

SAFETY WARNING:
You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change. This should include (but not limited to), where applicable, showers, hot taps, electric underfloor heating, macerators, cooker hoods, ovens and all other associated fixtures and fittings. All electrical work carried out after 1 January 2005 should be recorded on an Electrical Installation Certificate.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

Mains electricity is connected, with the meter located in the external box. The consumer unit is located in the kitchen.

Deficiencies within the electrical installation were noted during our inspection and the installation is unlikely to comply with modern regulations. The installation should now be checked by an appropriate specialist registered with either the NICEIC or a similar approved body prior to the exchange of contracts. Some repair work or upgrading is likely to be necessary.

F2 Gas/oil

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

2

There does not appear to be a mains gas supply connected to the property. Instead, the property is served by a privately stored Liquefied Petroleum Gas (LPG) supply. The LPG tank is located within the grounds of the property and provides the gas supply for appliances within the dwelling.

The absence of a mains gas connection is not uncommon in rural locations; however, it should be noted that some purchasers may view this as a disadvantage when compared with properties served by mains gas, and this may have an impact on market perception in the future.

Where LPG is used, the gas storage tank, supply pipework and associated appliances require periodic inspection and servicing to ensure safe operation. LPG installations are typically either owned by the property owner or supplied under a contract arrangement with a fuel supplier. Your legal adviser should therefore confirm the ownership of the tank and whether any supply agreement is in place.

The installation, together with all associated gas appliances, should be inspected and tested by a suitably qualified Gas Safe registered engineer prior to legal commitment to purchase. This inspection should confirm that the LPG installation, pipework and appliances are safe, correctly installed and operating efficiently. Any recommendations for repair, servicing or upgrading should be implemented as necessary following the inspection.

F3 Water

2

We must stress that whilst every effort is made to identify any obvious deficiencies or signs of problematic areas, our inspection, is a visual, surface-level only and no tests are carried out. Much of the plumbing installation is often hidden away within sub-structures such as floors, walls and ceilings, etc. A further, more detailed, review and test of the plumbing installation is advised so, as to avoid any problems after taking up occupation.

Mains water is supplied. The external stop valve could not be located and you should make enquiries of the local water company to ascertain its location.

The internal stop valve is located in the utility and WC.

We cannot confirm whether the property has a water meter.

In view of the age of the property the incoming water main may be of old lead pipe. Lead is now considered to be inappropriate material to carry drinking water supplies due to the toxins that can be deposited. We recommend that you establish the nature of the pipes and consider upgrading to modern polypropylene if necessary.

The internal water system includes a number of different types of metal pipes in the same plumbing system and this may result in leaks. Although there are no leaks at present, you should plan to replace some of the pipes with suitable alternatives soon. In some cases, you may find it more economical to replace the whole system.

F4 Heating 2

HEATING:

The property has a conventional gas-fired central heating system with a boiler which feeds a series of radiators in the various rooms. Whilst apparently serviceable, you should now arrange for a Gas Safe engineer to check and test the system prior to the exchange of contracts as a matter of safety.

VENTILATION:

Properties suffer from condensation when the heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere.

Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould from occurring.

There is insufficient ventilation in the kitchen and bathroom. Additional mechanical extraction should now be considered.

Current Building Regulations state that all habitable rooms should be provided with adequate background ventilation. This is normally provided via trickle ventilation to the head of windows and doors. We, therefore, recommend you instruct a window/door specialist to undertake a full assessment of all existing windows and doors with all appropriate recommendations to be undertaken. This should ideally be undertaken, prior to the exchange of contracts, so that you are fully aware of what work are required and associated costs.

F5 Water heating NA

Hot water is provided by the main combination boiler. See our comments below, Heating & Ventilation.

F6 Drainage

2

The property is not connected to the mains sewer and instead appears to be served by a private foul drainage system comprising a septic tank installation. Based on information available at the time of inspection, the system appears to consist of two tanks which process foul water before it is discharged to the ground or a local drainage field or watercourse.

Septic tank systems require periodic emptying and maintenance in order to operate effectively. This is typically undertaken at intervals ranging from approximately six months to two years, depending on the size of the tank, usage levels and manufacturer's recommendations. Although no obvious problems with the drainage arrangements were identified during the inspection, the actual septic tank installation, associated pipework and discharge arrangements were not inspected as part of this survey. The condition, capacity and compliance of the system therefore could not be verified.

Given the age of the installation, it is possible that the system may not comply with more recent environmental regulations governing private drainage systems. Current regulations, including the General Binding Rules applicable in England, set out requirements for septic tank discharge and environmental protection. Non-compliant systems may require upgrading, modification or replacement in order to meet regulatory standards.

It is therefore recommended that further investigation is undertaken by a suitably qualified drainage specialist prior to legal commitment to purchase. This inspection should confirm the type, condition and compliance of the septic tank system, including the arrangement of the discharge point, the adequacy of the drainage field and any maintenance requirements.

Your legal adviser should also confirm details such as the ownership of the system, maintenance arrangements, servicing records and whether the installation complies with current environmental regulations. Compliance with these regulations is important as the Local Authority or Environment Agency has the power to investigate drainage systems that may be causing pollution and can require remedial works where systems do not meet the necessary standards.

Above Ground Drainage

The above-ground drainage system comprises PVC waste pipes serving internal plumbing fixtures. Where visible, these pipes appeared to be in generally serviceable condition with no obvious evidence of leakage or significant defects at the time of inspection. Nevertheless, ongoing maintenance should be anticipated and pipework should be periodically checked to ensure joints remain watertight and adequately supported.

Below Ground Drainage

Inspection chamber covers were lifted where possible during the inspection. In the limited areas examined, the chambers appeared free from obvious blockages or significant defects. However, this form of inspection is necessarily limited and does not constitute a full drainage test.

The underground drainage system serving the property could not be fully inspected and no specialist testing was undertaken. As with all older drainage systems, some deterioration may have occurred over time and there is a possibility that sections of the drainage pipework may be cracked, leaking or

otherwise damaged. Defective drains can allow water to escape into the surrounding ground which, in some circumstances, may contribute to soil erosion and potentially affect nearby foundations.

If you wish to obtain greater certainty regarding the condition of the drainage system, it would be prudent to commission a full drainage survey by a specialist contractor prior to legal commitment to purchase. Such investigations typically involve CCTV inspection of the pipework and testing of the system to identify any hidden defects.

Inspection chambers, gullies and associated drainage components should be kept in good condition and maintained regularly. This typically includes periodic inspection and cleaning, often by jet-washing, to remove debris and ensure the free flow of wastewater. Occasional repair works may also be required as part of normal maintenance over time.

F7 Common services

NA

Not applicable.

G

Grounds

(Including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

The inspection of the grounds was limited to those parts that could be readily accessible or seen within the curtilage of the property.

G1 Garage

NA

N/A

G2 Permanent outbuildings and other structures

2

There are numerous outbuildings and ancillary structures within the grounds of the property. These vary in age, construction type and condition and appear to have been added incrementally over time to provide storage, utility or agricultural accommodation typical of a rural property.

Many of these structures are of relatively basic construction, including simple timber-framed or lightweight buildings with a variety of roof coverings and external finishes. In general, these buildings appear to have been constructed to a functional rather than durable standard and are not equivalent in construction quality to the main dwelling.

The overall condition of the outbuildings varies considerably. Several structures display evidence of general weathering, ageing materials and deferred maintenance. In some cases elements of the structures appear distorted or significantly deteriorated. Where distortion or structural degradation has occurred, repair may not be economically viable. In practical terms, some of these buildings are of limited economic value in their current form and would likely require extensive repair or near-complete rebuilding to provide reliable and long-term usable accommodation.

Structures of this type are also commonly constructed with minimal or shallow foundations and without the benefit of modern construction standards. As a result, they are more susceptible to movement, distortion and weather-related deterioration over time. Where buildings are significantly deteriorated, demolition and replacement may prove to be the most practical long-term solution should you wish to retain similar storage or ancillary accommodation.

In addition to the separate outbuildings within the grounds, there is a structure attached to the main house which would also generally be classed as an outbuilding. This section of the building is constructed with traditional masonry to the front elevation and stone to the rear elevation. Overall, this attached structure appeared broadly sound in structural terms at the time of inspection. However, weathering to external joinery was noted, and some of the windows appear to contain glazing that does not display safety markings, suggesting that it may not be safety glass. As noted elsewhere in this report, glazing in certain locations should ideally be upgraded to modern safety standards as a precaution.

If you intend to retain, repair or make greater use of any of the outbuildings, it would be advisable to obtain further professional advice and cost estimates for any necessary repairs or refurbishment works. Where conversion or more substantial alteration is contemplated, specialist advice should also be obtained regarding structural suitability, planning requirements and compliance with building

regulations.

For any structures that are retained, ongoing maintenance should be anticipated. This typically includes attention to roof coverings, repair or replacement of deteriorated cladding or masonry, maintenance of rainwater goods and periodic repair of timber joinery and structural elements where present.

G3 Other

2

It is not possible, during the course of a visual survey of this nature, to categorically confirm that the property or neighbouring land is free from invasive plant species. Plants such as Japanese Knotweed, bamboo, Himalayan balsam and other invasive species can cause significant damage to structures, hard landscaping and drainage systems if present. They may also affect future property value and mortgageability. If you require assurance that the property and adjoining land are free from invasive plant species, you are advised to commission a specialist Invasive Plants and Weeds Survey prior to purchase.

The external areas and grounds appeared generally maintainable; however, a number of maintenance issues were observed which will require attention over time. These include areas of worn or weathered pointing and some perished brickwork to sections of the garden walls, deterioration to the entrance gate and general wear to the surface of the driveway. While these defects are not unusual for external features exposed to weathering, repair and maintenance works should be undertaken in due course in order to prevent further deterioration and avoid more extensive repairs becoming necessary.

A pond is present within the grounds. Open water features can present a potential safety hazard, particularly to young children and animals. If the property is occupied by households with children or pets, it would be advisable to consider appropriate protective measures such as secure covers, fencing or other safety precautions.

A greenhouse is also located within the rear garden. The glazing panels within the structure did not display visible British Standard safety markings. This suggests that the glazing may not comprise safety

glass and therefore may not meet modern safety standards. While this is common in older greenhouse structures, it would be prudent to consider upgrading the glazing to a suitable safety specification if the structure is retained and regularly used.

There are a number of trees and shrubs located within the grounds and in proximity to parts of the building. Vegetation can, in some circumstances, affect structures through root growth, moisture extraction from soils or through physical contact with buildings and services. No specific damage attributable to vegetation was identified at the time of inspection. Nevertheless, trees and shrubs should be kept appropriately maintained and regularly pruned to control their growth and prevent them from becoming excessively large or encroaching on the building or drainage systems.

Where vegetation is located close to boundaries or within neighbouring land, maintenance may require agreement with neighbouring property owners before works can be undertaken. Regular management of planting within the grounds will help reduce the likelihood of future issues arising.

H

Issues for your legal advisers

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

H Issues for your legal advisers

H1 Regulation

Access to the property is via both pedestrian and vehicular to the front. Your legal adviser should confirm that all legal arrangements are in order.

The presence of any rights of way across the property to the side and rear should be confirmed.

Access to the property is by roads and footpaths, which are made up and are assumed to be adopted by the Local Authority. Confirmation should be obtained by your Legal Adviser.

We understand that the property is held on a Freehold Title. You should ask your legal adviser to confirm this and explain the implications.

The existence of any Chancel Repair Liability should be ascertained.

H2 Guarantees

Your legal adviser should check that valid guarantees exist for the alterations to the services and that these can be assigned to you on purchase.

The history of any Building Regulations approvals should be obtained. Your legal adviser must confirm that all necessary statutory consents and regulations were obtained and complied with, prior to a legal commitment to purchase.

Your legal adviser should establish whether there are any service agreements or engineer's certificates.

We understand the property to be served by an 'Off-Mains' drainage installation, with a Septic Tank within the grounds. A fuller detailed appraisal of the below-ground drainage installation must be commissioned prior to purchase so as to fully understand the extent of the system. Please refer to the 'Drainage Section' of this report for further and more detailed guidance and advice.

An Electrical, LPG and Private Drainage Inspection Certificate for the property should be obtained.

You should access and consider the Energy Performance Certificate (EPC) for the building. Please also refer to the Energy Efficiency and Carbon Footprint section of this report for further general advice.

H3 Other matters

The property is in an area with a 5 to 10% chance of potentially high levels of radon gas that could affect health (also see section Risks to People).

Your legal adviser should confirm and verify the extent and ownership of the various boundaries surrounding the property so that you can better understand and budget for your financial and any potential legal liabilities in respect of such. This is so, as to avoid any doubt or potential disputes with neighbouring property owners at a later stage.

Risks

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

I Risks

I1 Risks to the building

Potential defects arising from services including all gas installations, electric, water and drainage. Full inspections of these services should be carried out before purchase.

Given the age of the property, the potential for hidden asbestos to be present within its construction is considered to be above average and you must therefore accept and budget accordingly.

It is important that all external doors and windows provide a proper level of security to prevent unwanted entry. You should make sure at the very least that the standards required by your buildings insurance policy are satisfied. Good advice can also be obtained from the local Crime Prevention Officer.

There is no burglar alarm fitted and this should be considered upon occupation as the installation of such a system can help deter intruders and can possibly lower insurance premiums.

I2 Risks to the grounds

The pond is considered hazardous to small children and animals.

I3 Risks to people

The following issues have been identified as being potentially hazardous to the occupants. You should consider these issues, investigate and carry out improvements as deemed necessary. Quotations should be gained prior to purchase for any works deemed necessary.

Ventilation is necessary to provide a healthy and comfortable internal environment for the building occupants. The main purpose of ventilation is to remove polluted indoor air from a building and replace it with 'Fresh' outside air. It is important that you review the natural background, mechanical and trickle ventilation and carry out upgrading where feasible and practical to do so.

The property is located within an area identified as having potentially a higher radon level than normal background levels. A radon report is advised.

Parts of the glazing have been identified as potentially dangerous.

We recommend that mains connected smoke and carbon monoxide detectors are fitted and tested, prior to occupation.

I4 Other risks or hazards

N/A

J

Energy matters

J

Energy matters

J1 Insulation

Insufficient insulation is provided to parts of the roof void. You should ensure that insulation is provided to current standards (300 mm) and does not interfere with eaves ventilation.

J2 Heating

The property has a conventional gas-fired central heating system with a boiler which feeds a series of radiators in the various rooms. Whilst apparently serviceable, you should now arrange for a Gas Safe engineer to check and test the system prior to the exchange of contracts as a matter of safety.

J3 Lighting

N/A

J4 Ventilation

There is insufficient ventilation in the kitchen and bathroom. We recommend modern mains mechanical extraction or environment control units are installed to prevent condensation and related defects.

J5 General

N/A

K

Surveyor’s declaration

K

Surveyor's declaration

Surveyor's details

Phillip Hayden AssocRICS
RICS number:0804620

Phone number

01215170227

Company

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Address

1310 Solihull Parkway, Solihull Birmingham, West Midlands B37 7YB

Email

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Website

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Property address

[redacted]

Client's name

[redacted]

Date this report was produced

[redacted]

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

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

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

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example,

qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see *The inspection* below) and
- a detailed **report** based on the inspection (see *The report* below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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 damp meter, binoculars and 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.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor

does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

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 be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

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 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an

effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisors

The surveyor does not act as a 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, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a

firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations* 2013 ('the Regulations') and/or the *Consumer Rights Act* 2015, in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.
Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

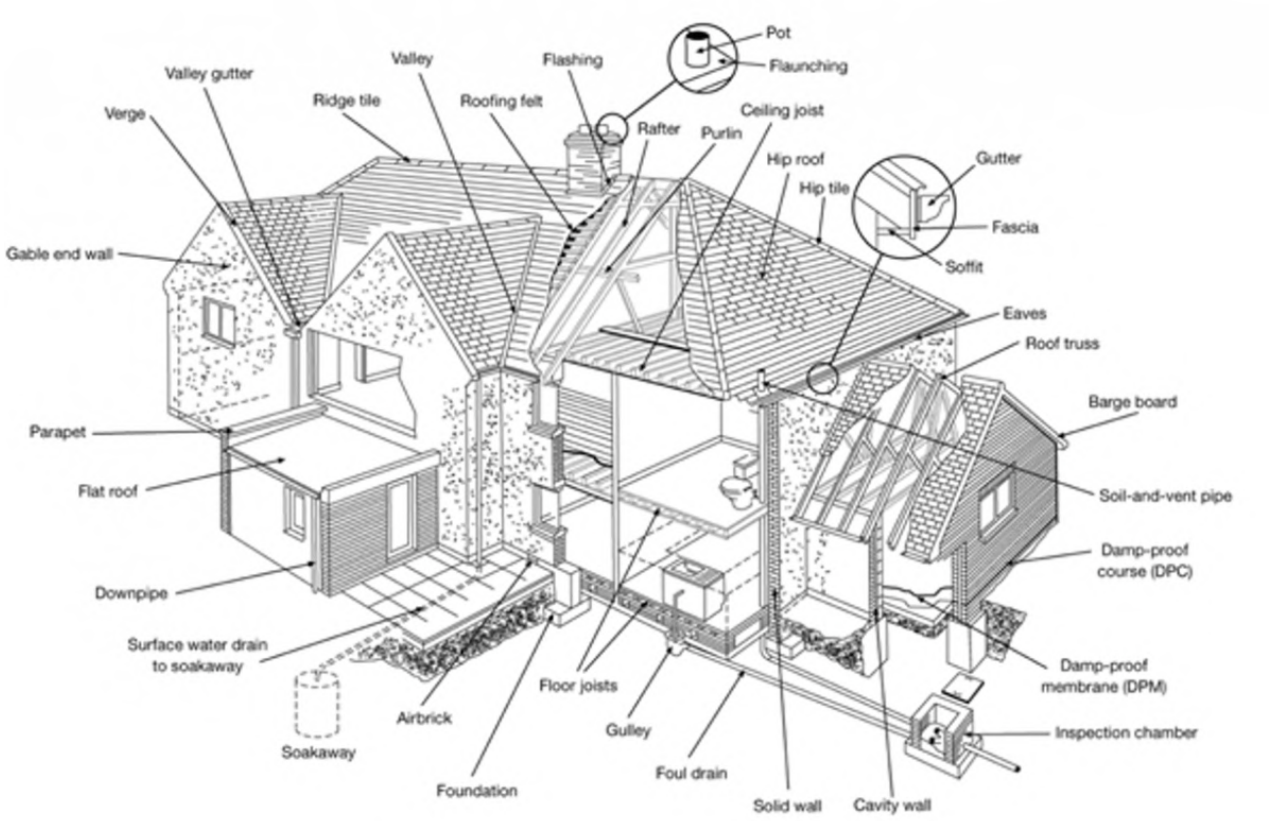
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

N

Typical house diagram

N Typical house diagram

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



RICS disclaimer

You should know...

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[redacted]

HAYDENS
RESIDENTIAL SURVEYING

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DRR: Desktop Research Report

The key facts about this property & the local market

Wednesday 04th March 2026 - 17:27

[redacted]

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RICS Regulated by RICS

RPSA Residential Property Surveyors Association

Powered by sprift Know any property instantly

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
TUFA(GIA):	1,582 ft^2 / 147 m^2		
Plot Area:	4.23 acres		
Council Tax :	Band E		
Annual Estimate:	£2,788		
Title Number:	WR127226		
UPRN:	10014093167		

Local Area

Local Authority: Worcestershire
Malvern hills

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2 — EE — 3 — Vodafone

Satellite/Fibre TV Availability:

BT — sky — Virgin media

Planning History
This Address

Planning records for: [redacted]

Reference - 91/01377/FUL	
Decision:	Application Refused
Date:	01st October 1991
Description:	Site for one residential caravan for approx. 5 years while saving fo house

Gallery
Photos

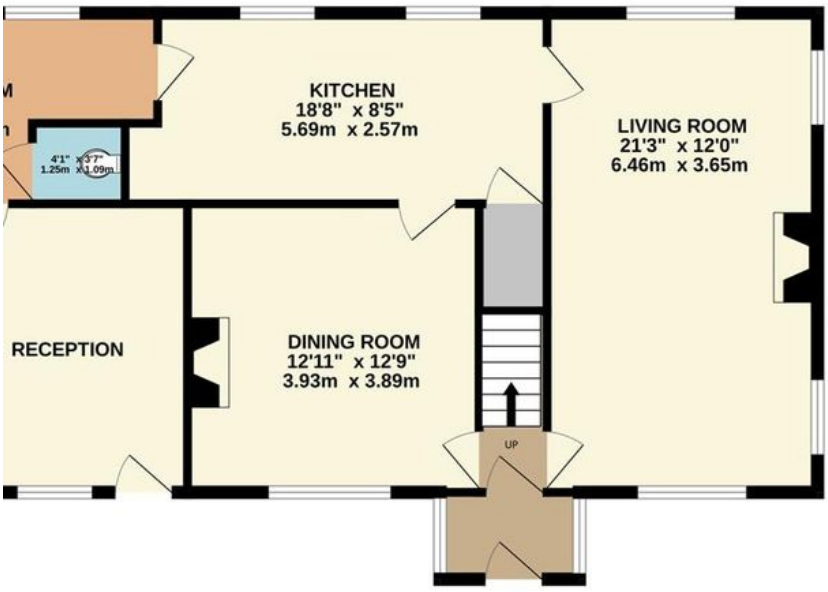
Gallery
Photos

Gallery
Photos

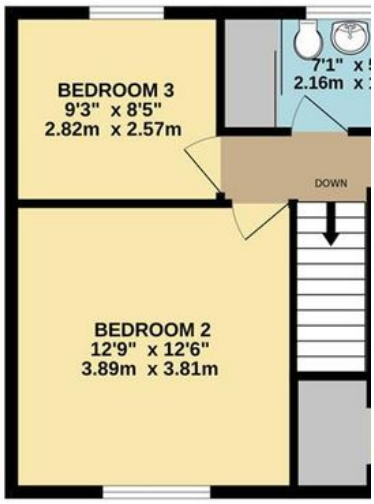
Gallery
Floorplan

[redacted]

GROUND FLOOR



1ST FLOOR



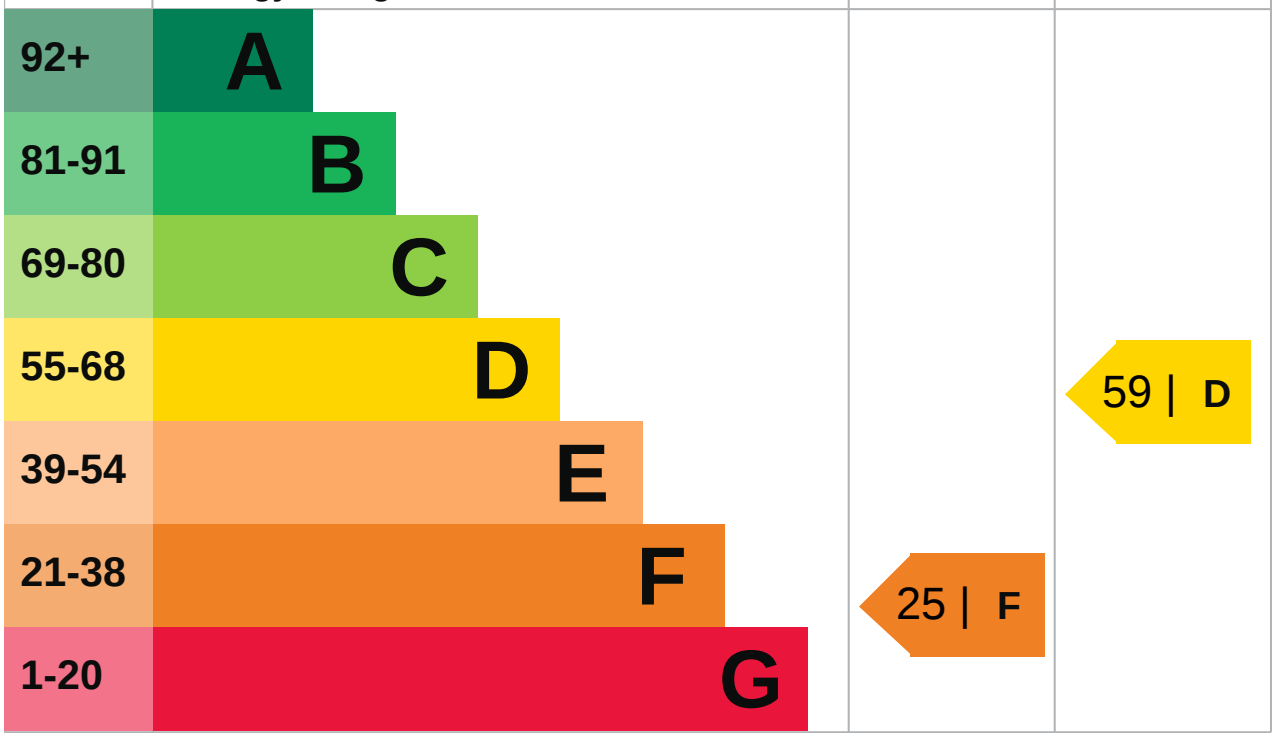
EPC - Certificate

[redacted]

Energy rating

F

Valid until 22.06.2035	Certificate number 03902327956020252251



EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	147 m^2

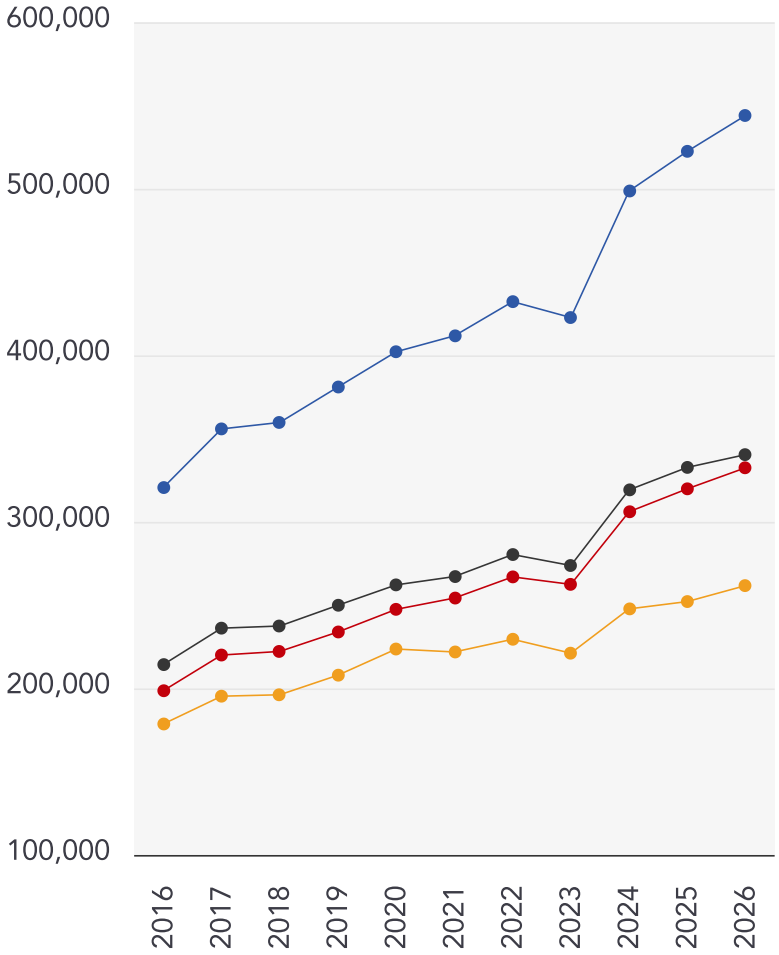
Sold in Street

Knapp Barn, Worcester, WR6 5HR			Detached House
Last Sold Date:	30/10/2020	18/09/2015	
Last Sold Price:	£730,000	£570,000	
Knapp Farm, Worcester, WR6 5HR			Detached House
Last Sold Date:	27/04/2004		
Last Sold Price:	£250,000		
Brook Cottage, Worcester, WR6 5HR			Detached House
Last Sold Date:	12/09/1997		
Last Sold Price:	£340,000		
Knapp End Farm, Worcester, WR6 5HR			Detached House
Last Sold Date:	08/09/1995		
Last Sold Price:	£45,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

House Price Statistics

10 Year History of Average House Prices by Property Type in WR6



Detached

+69.68%

Terraced

+58.82%

Semi-Detached

+67.4%

Flat

+46.5%

Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

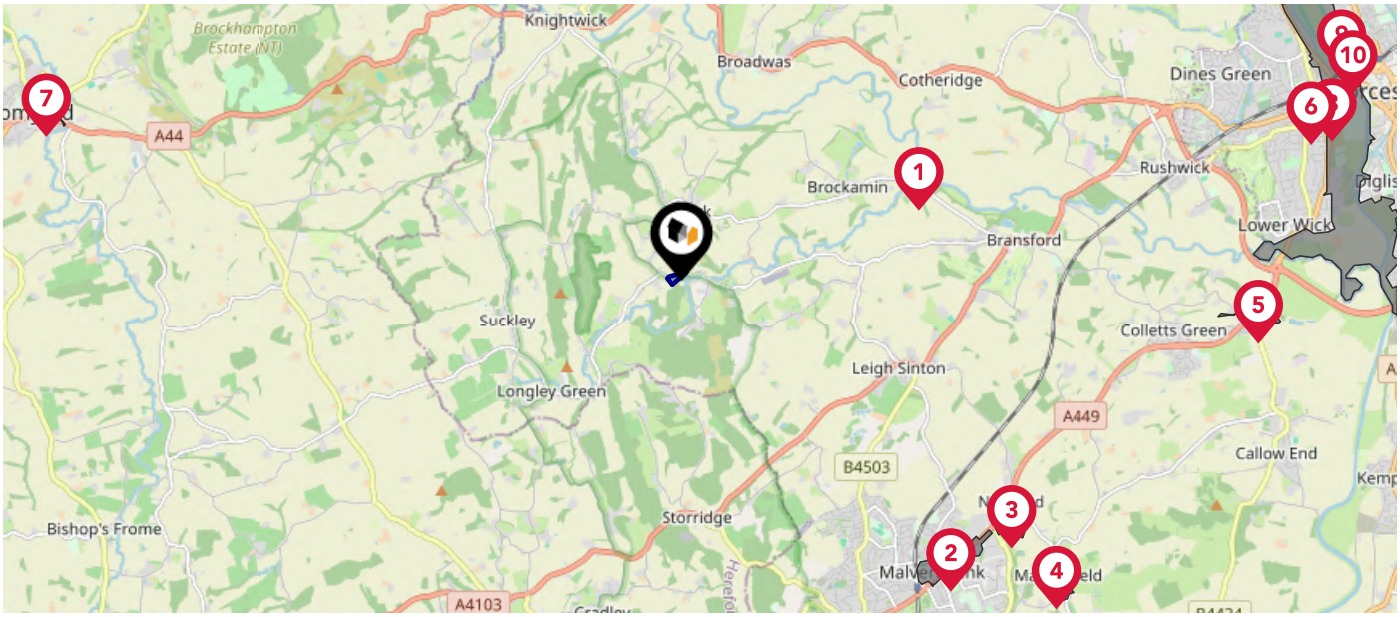
- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

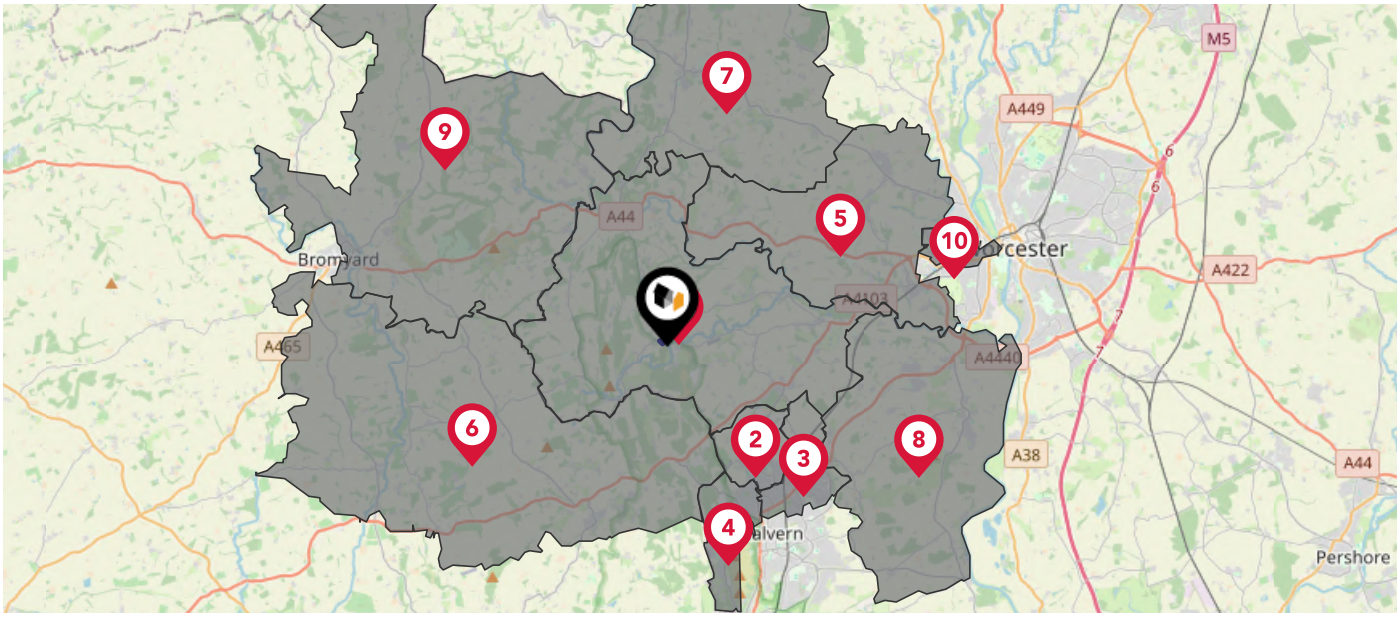


Nearby Conservation Areas

1	Leigh
2	Malvern Link
3	Newland
4	Madresfield
5	Powick
6	St John's
7	Bromyard
8	Riverside
9	Britannia Square
10	Royal Infirmary

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

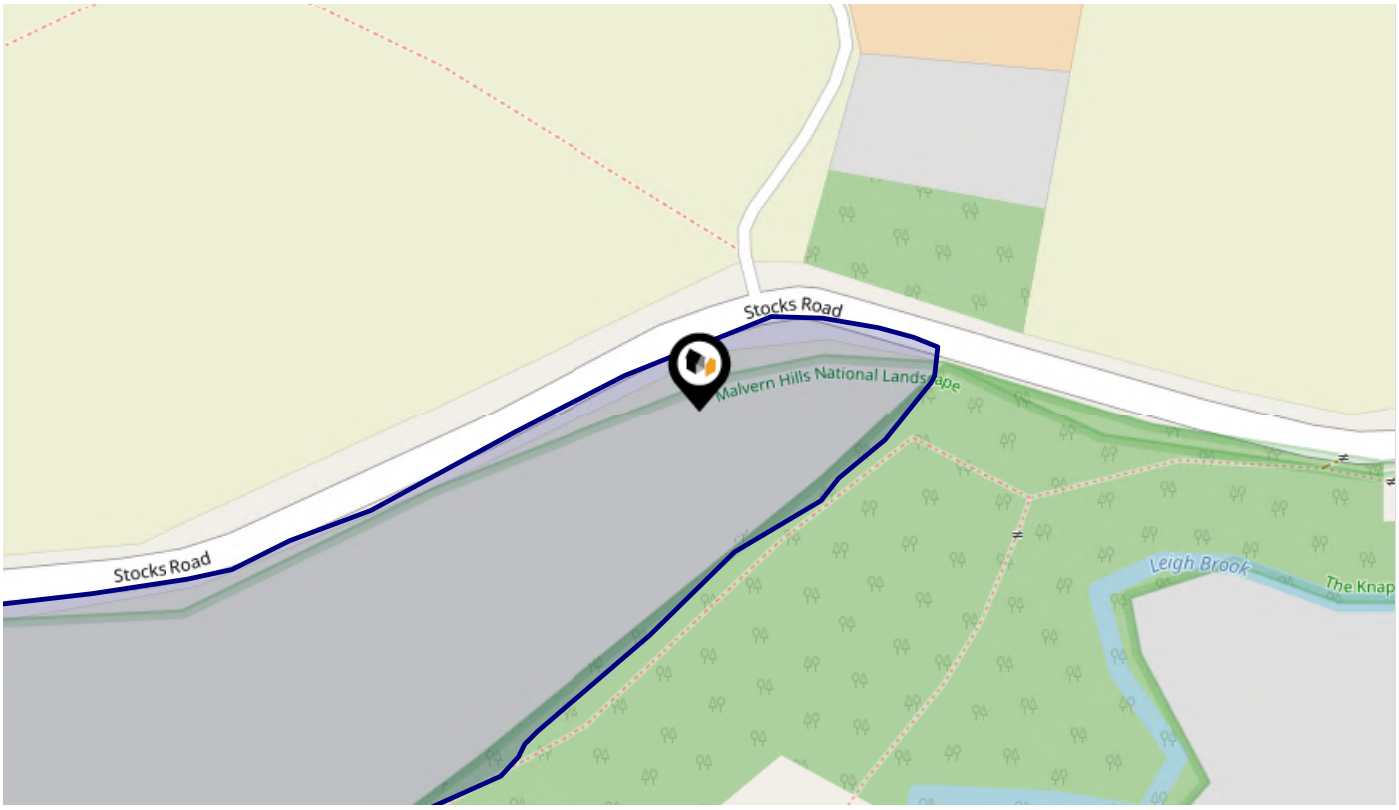


Nearby Council Wards

1	Alfrick and Leigh Ward
2	Dyson Perrins Ward
3	Link Ward
4	West Ward
5	Broadheath Ward
6	Bishops Frome & Cradley Ward
7	Martley Ward
8	Powick Ward
9	Bromyard Bringsty Ward
10	St. John Ward

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

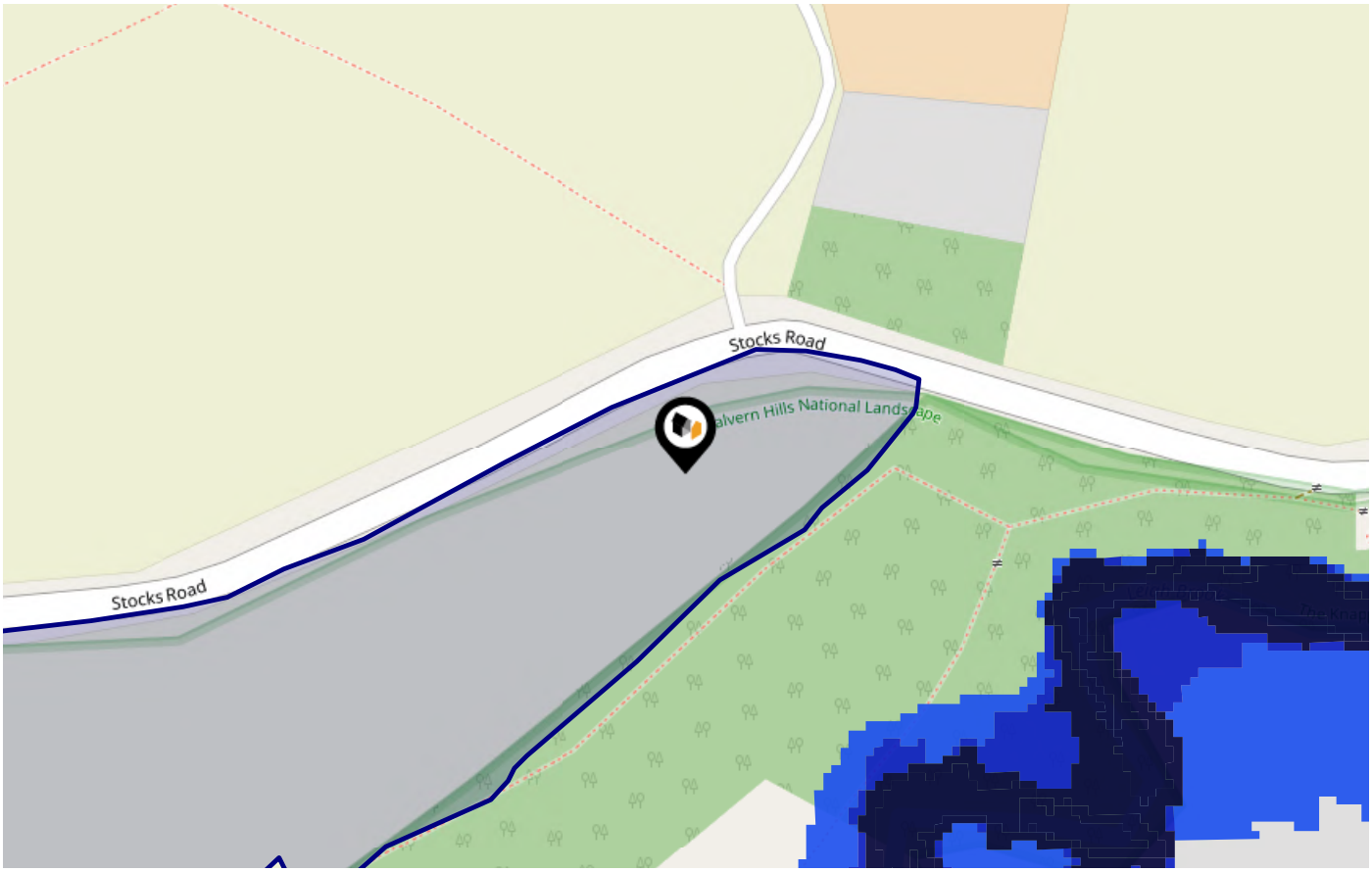
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

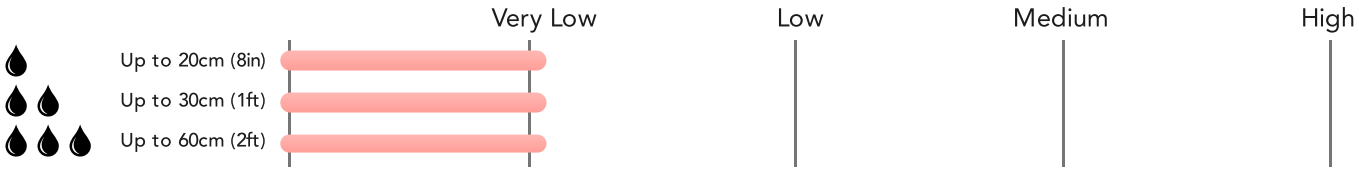


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

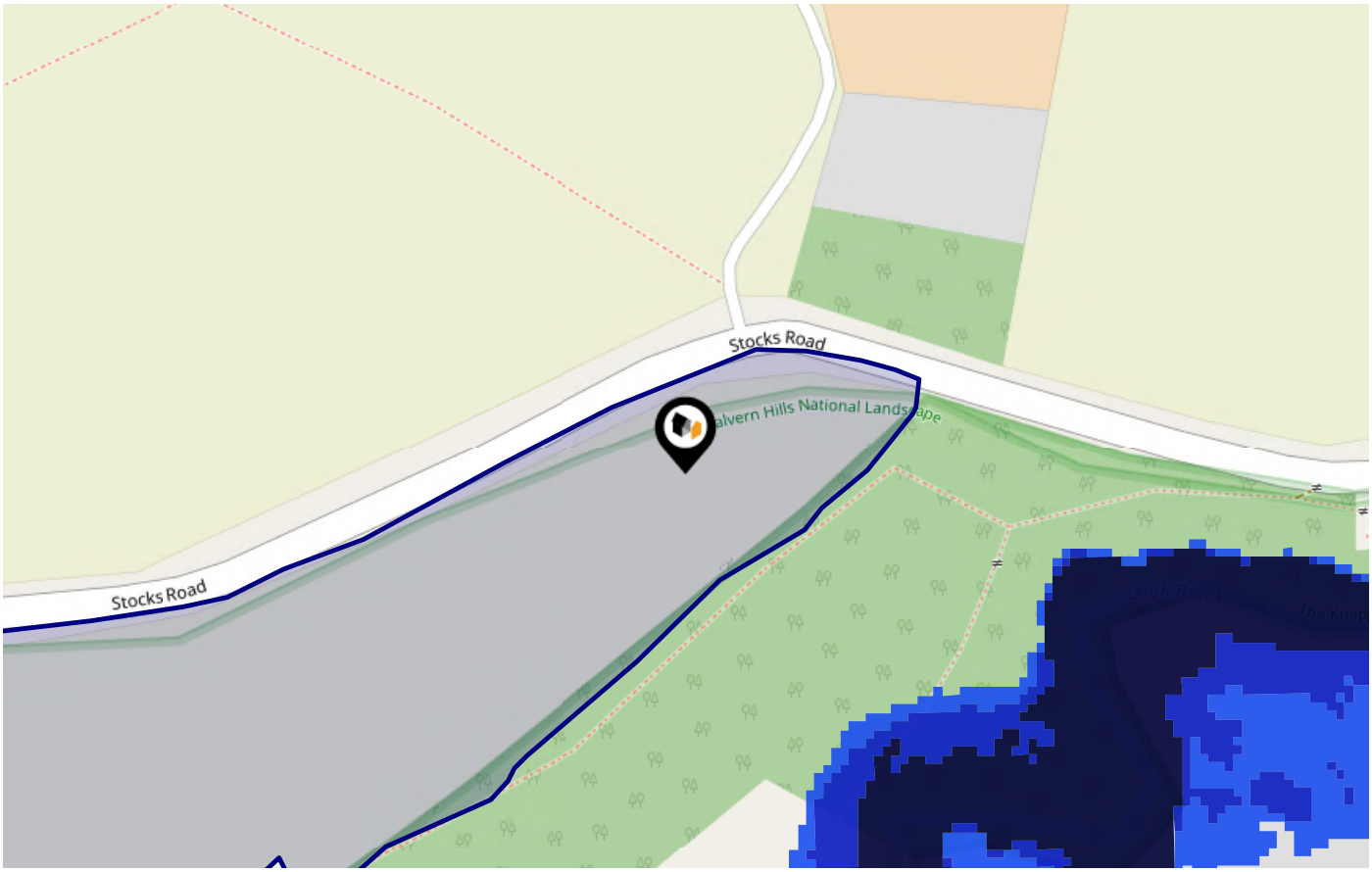
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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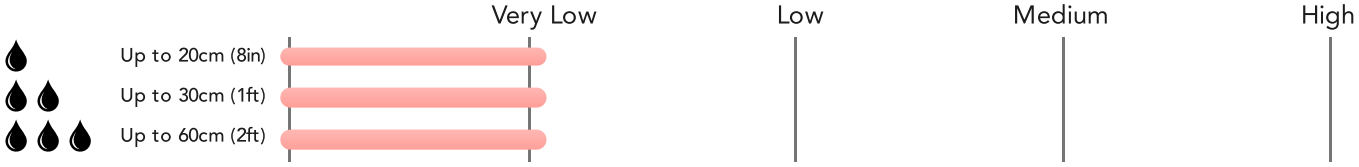
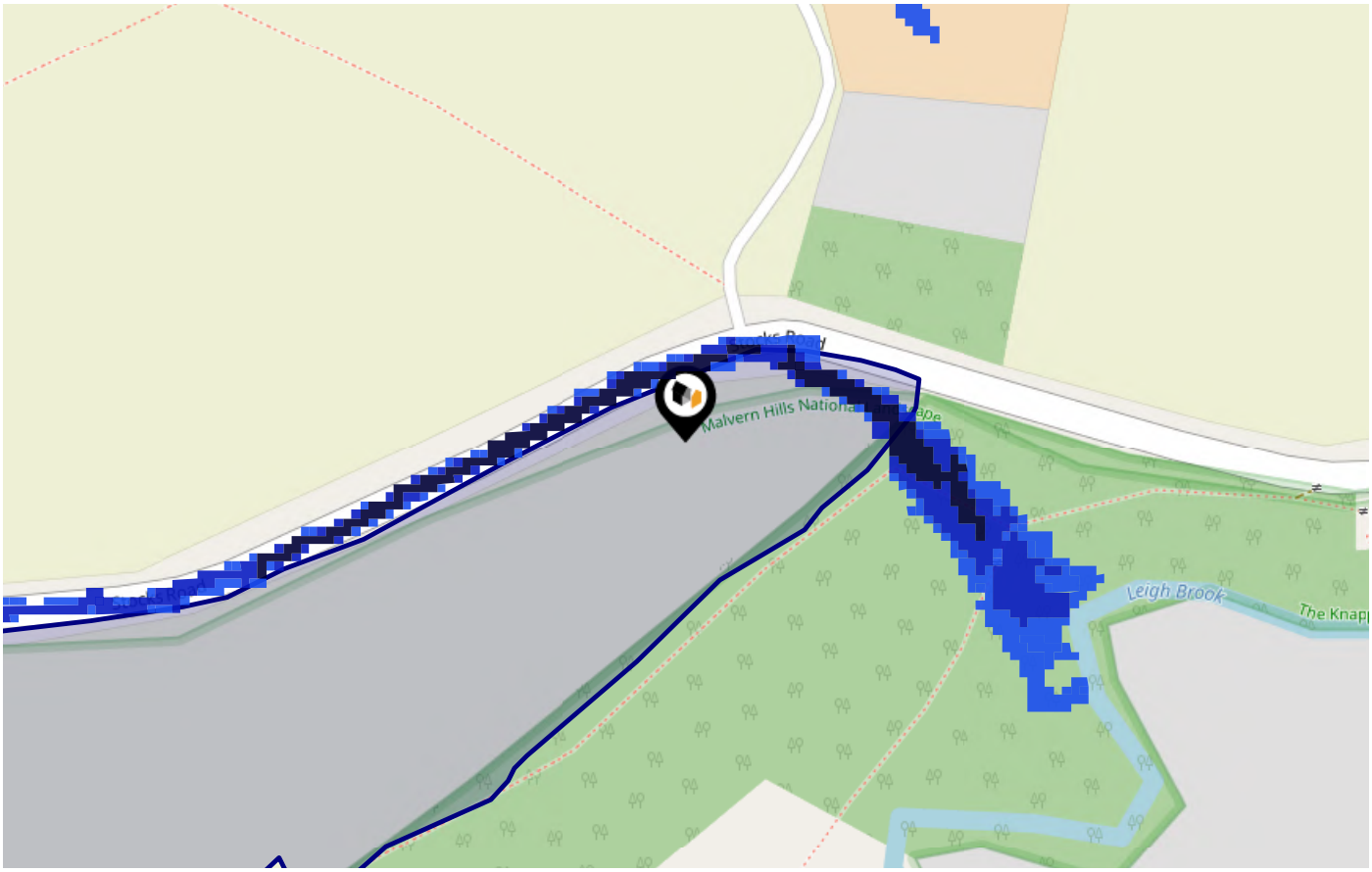
Chance of flooding to the following depths at this property:



Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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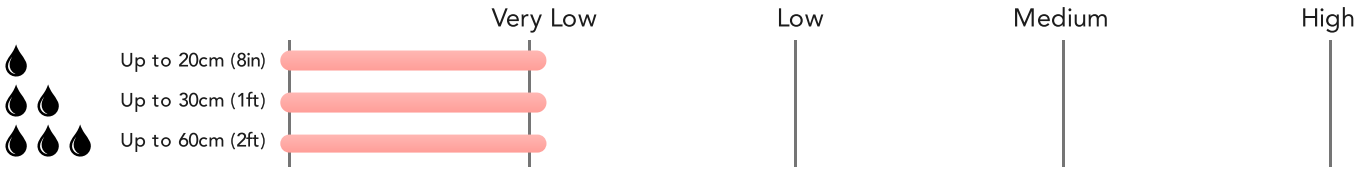
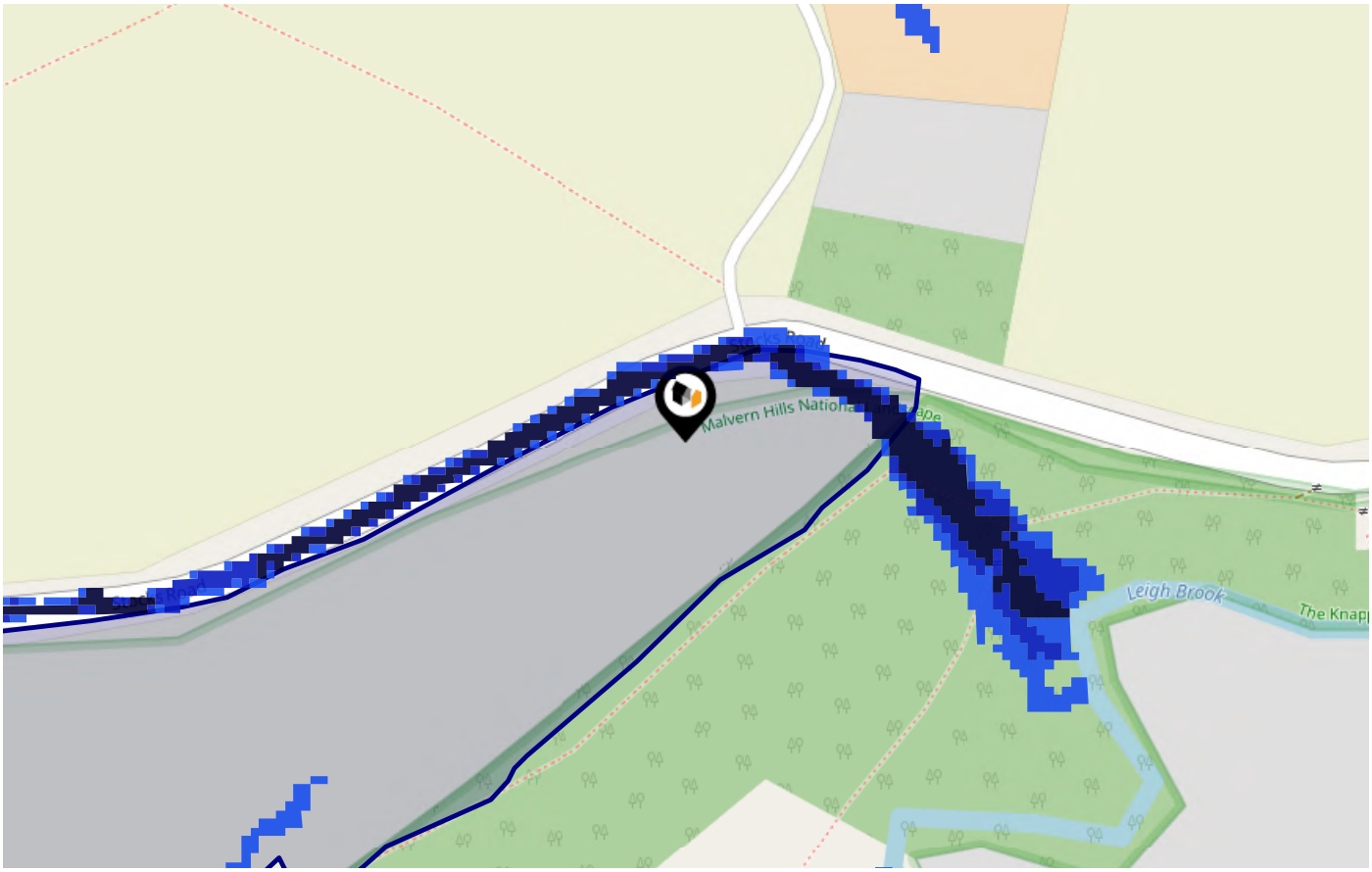
Chance of flooding to the following depths at this property:



Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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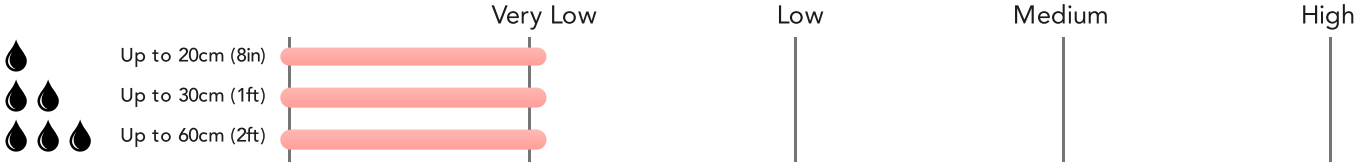
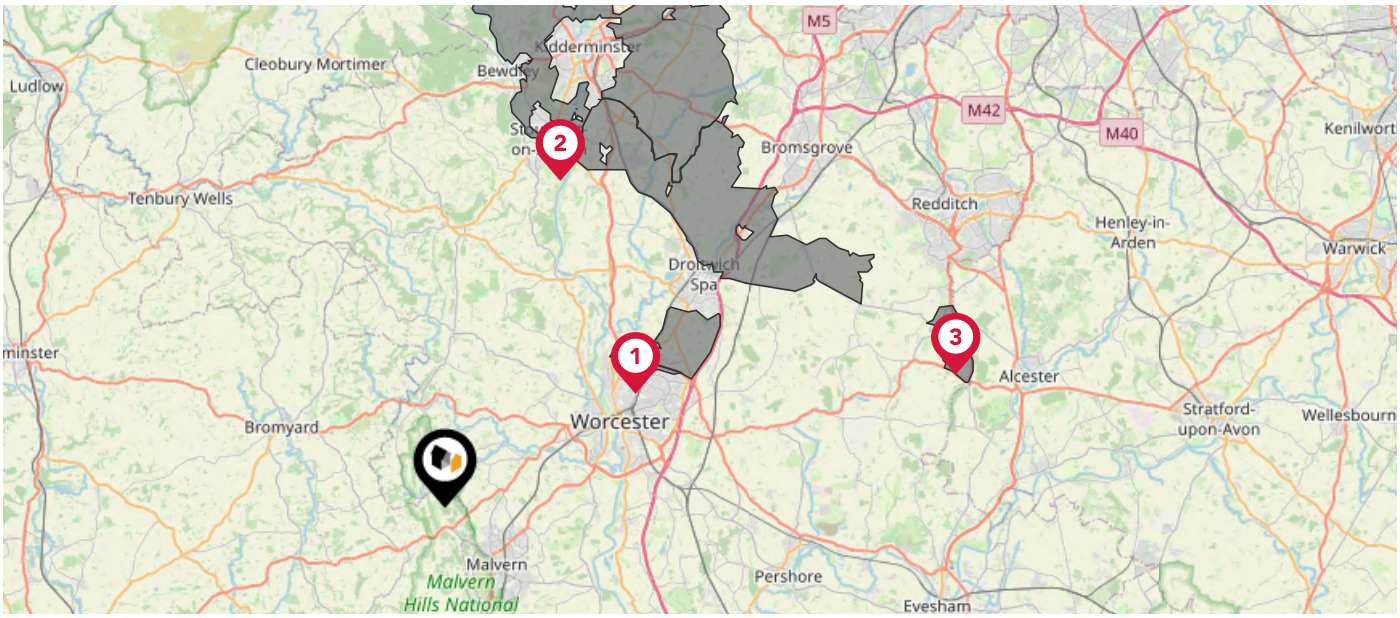


Green Belt

This map displays nearby areas that have been designated as Green Belt...

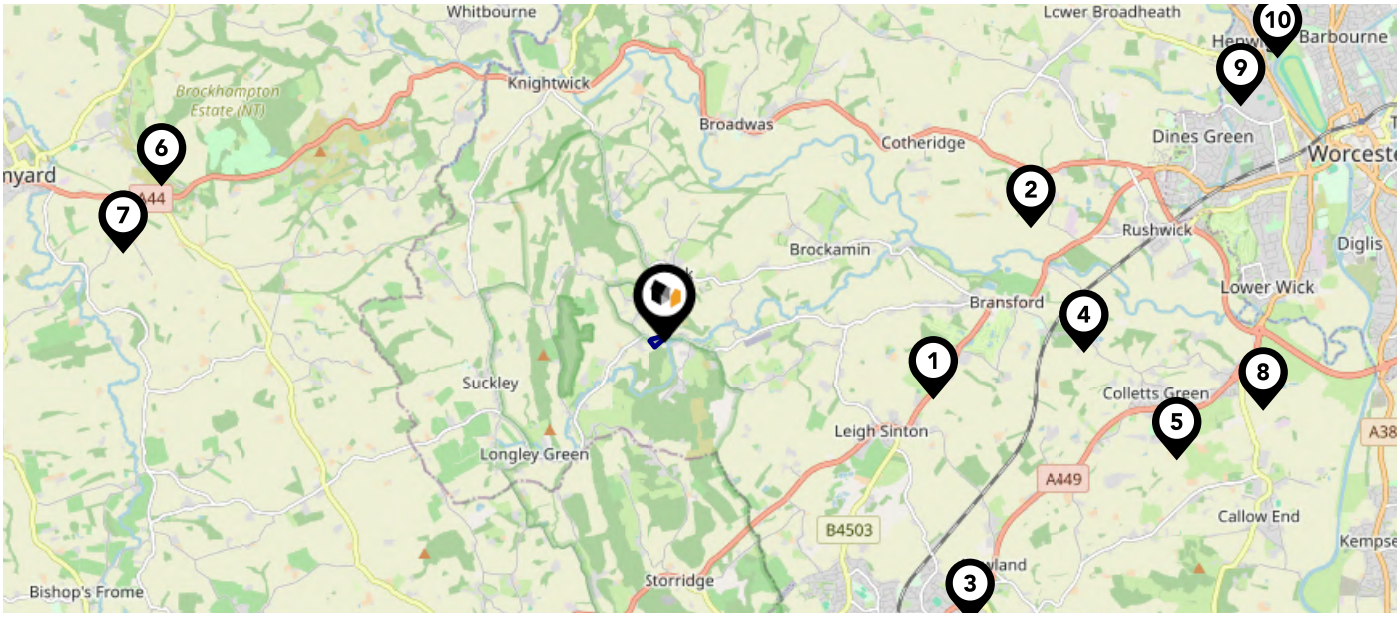


Nearby Green Belt Land

1	Birmingham Green Belt - Worcester
2	Birmingham Green Belt - Wyre Forest
3	Birmingham Green Belt - Wychavon

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

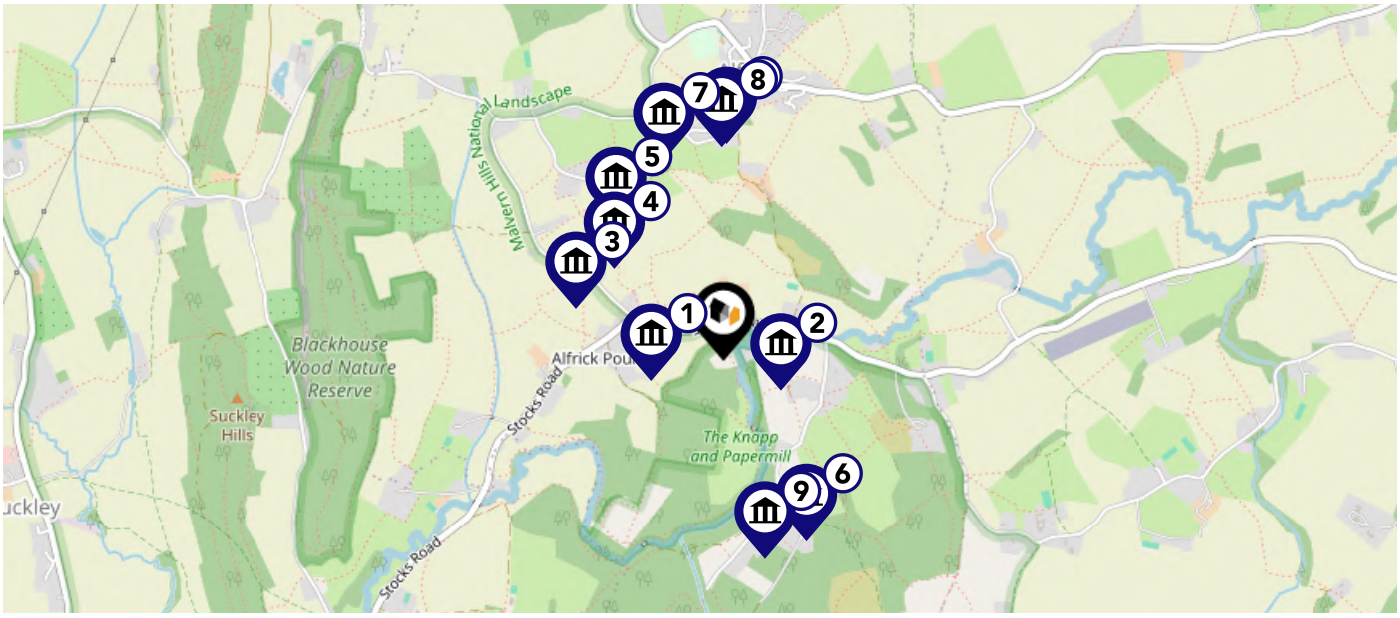


Nearby Landfill Sites

1	Guinness Park Farm Landfill-Guinness Park Farm, Leigh Sinton, Worcestershire	Historic Landfill
2	Otherton Farm-Otherton Lane, Cotheridge, Worcestershire	Historic Landfill
3	Ledbury-Herefordshire	Historic Landfill
4	Bransford Court-Saubury Hill, Bransford, Worcester	Historic Landfill
5	Laser Engineering-Off Hospital Lane, Powick, Worcester	Historic Landfill
6	Warren Wood-Norton, Herefordshire	Historic Landfill
7	Linton Tile Works-Bromyard, Herefordshire	Historic Landfill
8	Manor Farm-Powick, Worcestershire	Historic Landfill
9	Bracken Close-Worcester	Historic Landfill
10	Hallow Road Refuse Tip-St John's, Worcester	Historic Landfill

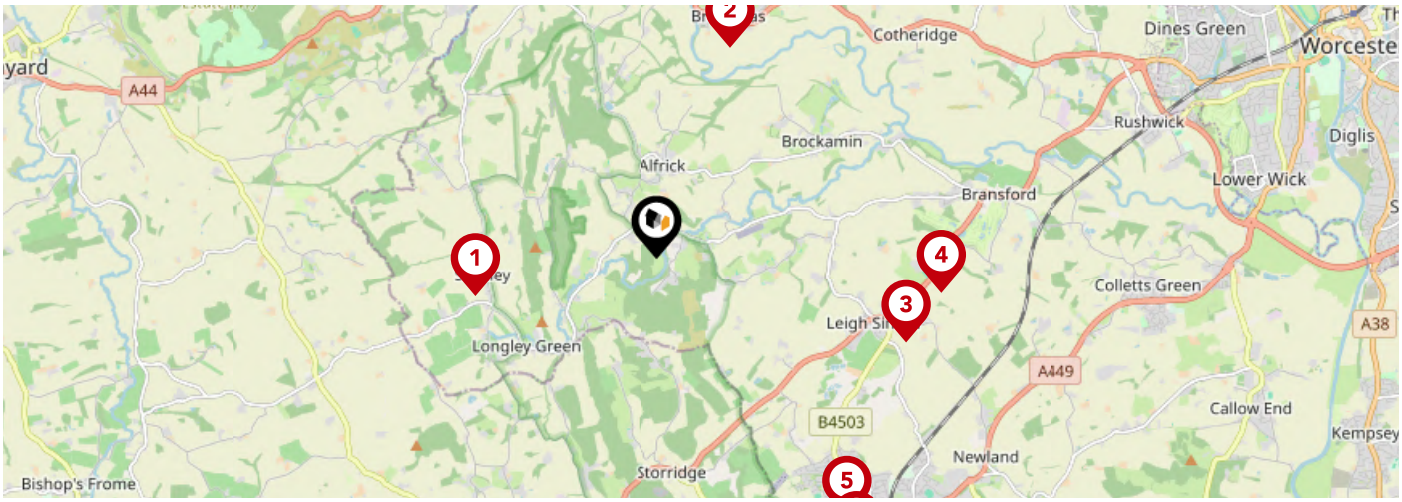
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



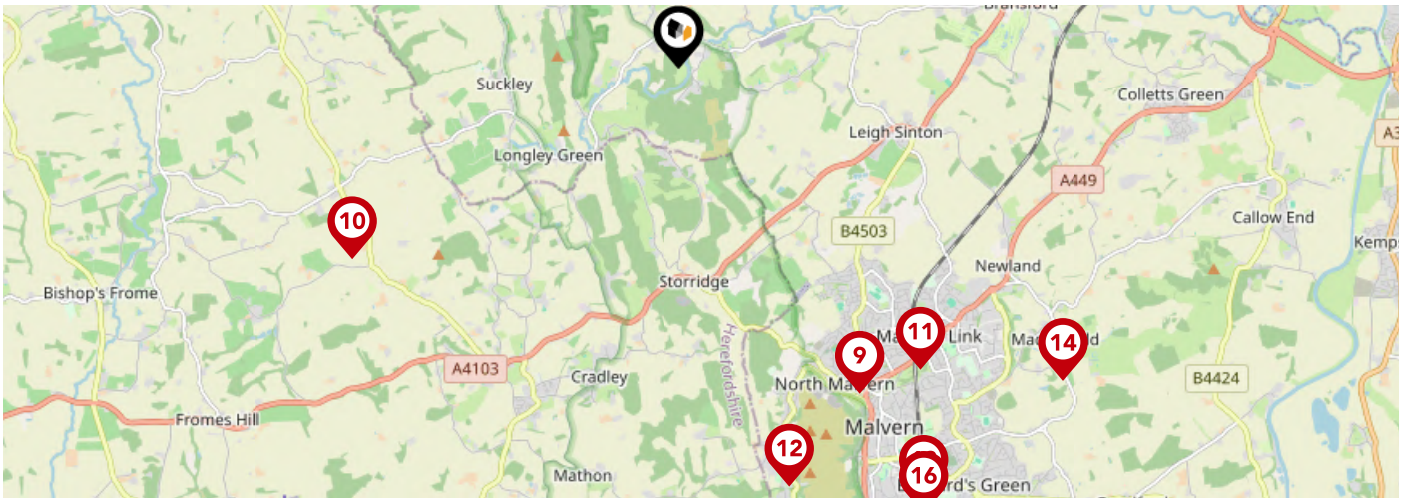
Listed Buildings in the local district	Grade	Distance
1 1349672 - The Old School House	Grade II	0.1 miles
2 1082226 - The Mill House	Grade II	0.2 miles
3 1349710 - Cherry Green	Grade II	0.3 miles
4 1082223 - Bewell	Grade II	0.3 miles
5 1082227 - Tan House	Grade II	0.4 miles
6 1349692 - Cottage Adjoining South-east Of Birchenhall Farmhouse	Grade II	0.5 miles
7 1156787 - Upper House	Grade II	0.5 miles
8 1349708 - Monument About 10 Yards West Of Parish Church Of St Mary Magdalene	Grade II	0.5 miles
9 1082187 - The Dell	Grade II	0.5 miles
10 1082221 - Church Of St Mary Magdalene	Grade II	0.5 miles

Area
Schools



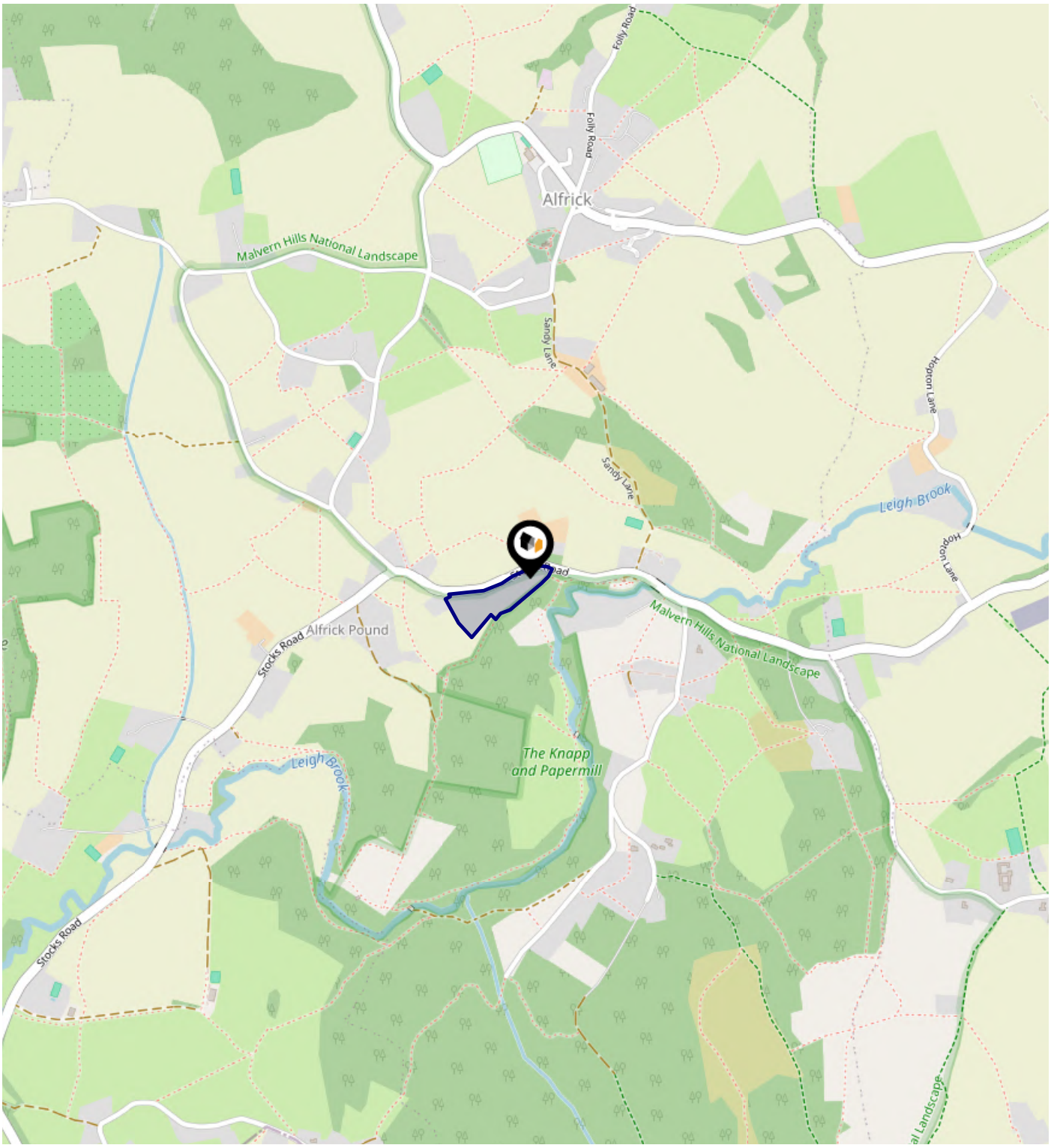
		Nursery	Primary	Secondary	College	Private
1	Suckley Primary School Ofsted Rating: Outstanding | Pupils: 91 | Distance:1.68	☐	☑	☐	☐	☐
2	Broadwas CofE Aided Primary School Ofsted Rating: Good | Pupils: 81 | Distance:2.03	☐	☑	☐	☐	☐
3	Leigh and Bransford Primary School Ofsted Rating: Good | Pupils: 186 | Distance:2.4	☐	☑	☐	☐	☐
4	Our Place School Ofsted Rating: Good | Pupils: 25 | Distance:2.6	☐	☐	☑	☐	☐
5	Dyson Perrins CofE Academy Ofsted Rating: Good | Pupils: 614 | Distance:2.93	☐	☐	☑	☐	☐
6	Cradley CofE Primary School Ofsted Rating: Requires improvement | Pupils: 96 | Distance:2.94	☐	☑	☐	☐	☐
7	Somers Park Primary School Ofsted Rating: Good | Pupils: 600 | Distance:3.24	☐	☑	☐	☐	☐
8	Northleigh CofE Primary School Ofsted Rating: Good | Pupils: 165 | Distance:3.27	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	St Joseph's Catholic Primary School Ofsted Rating: Good | Pupils: 96 | Distance:3.38	☐	☑	☐	☐	☐
10	Hidelow Grange School Ofsted Rating: Good | Pupils: 5 | Distance:3.45	☐	☐	☑	☐	☐
11	St Matthias Church of England Primary School Ofsted Rating: Not Rated | Pupils: 177 | Distance:3.52	☐	☑	☐	☐	☐
12	St James' CofE Primary School Ofsted Rating: Good | Pupils: 55 | Distance:3.93	☐	☑	☐	☐	☐
13	Malvern St James Ofsted Rating: Not Rated | Pupils: 310 | Distance:4.5	☐	☐	☑	☐	☐
14	Madresfield CofE Primary School Ofsted Rating: Good | Pupils: 98 | Distance:4.51	☐	☑	☐	☐	☐
15	Brockhampton Primary School Ofsted Rating: Good | Pupils: 216 | Distance:4.61	☐	☑	☐	☐	☐
16	Malvern Parish CofE Primary School Ofsted Rating: Good | Pupils: 206 | Distance:4.63	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

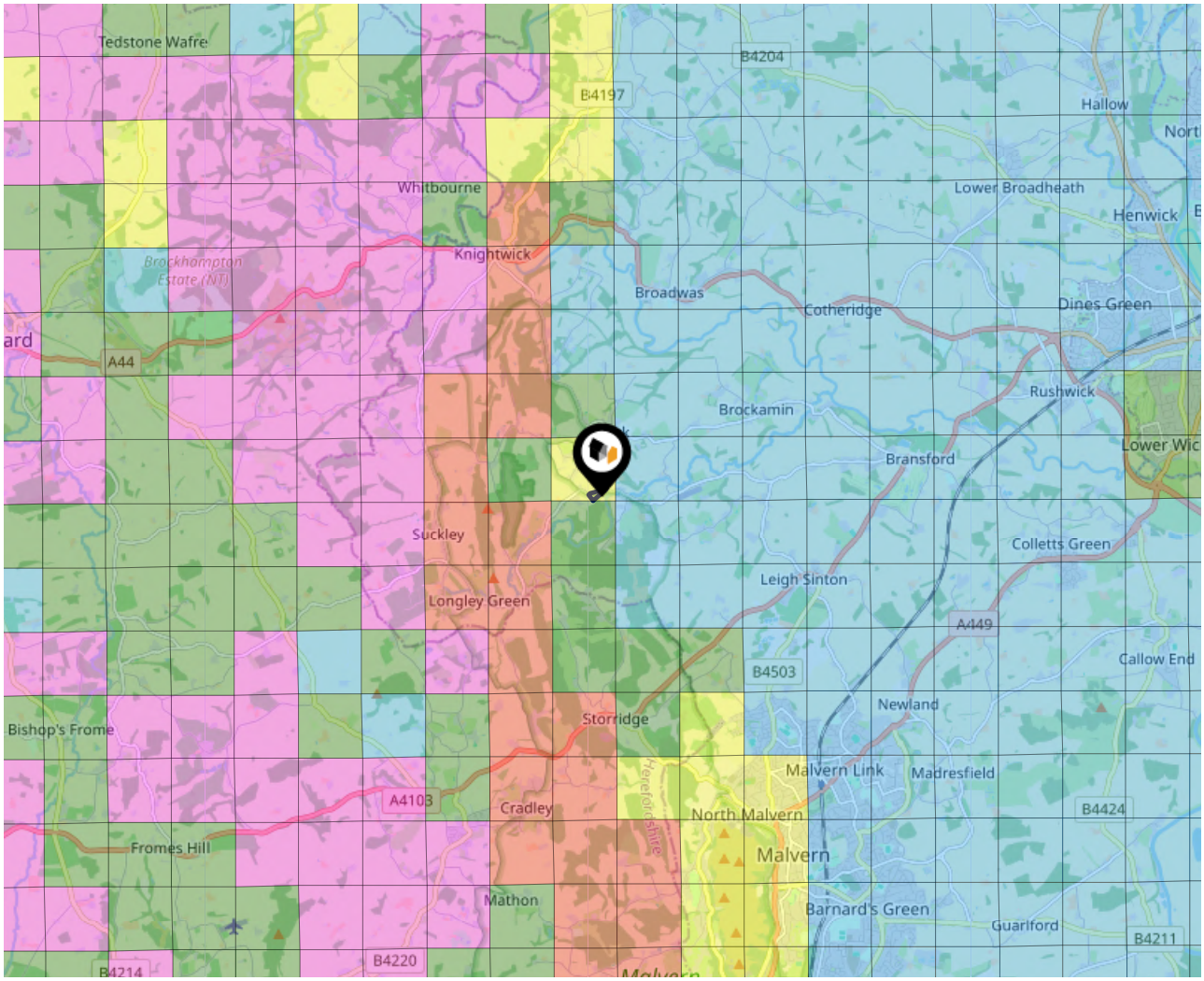
Power Pylons

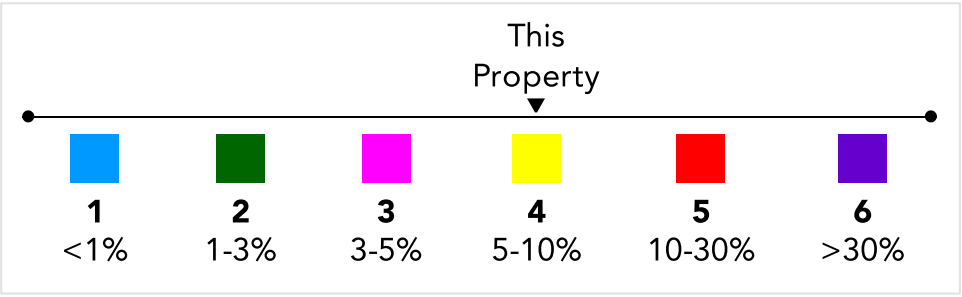
Communication Masts

Radon Gas

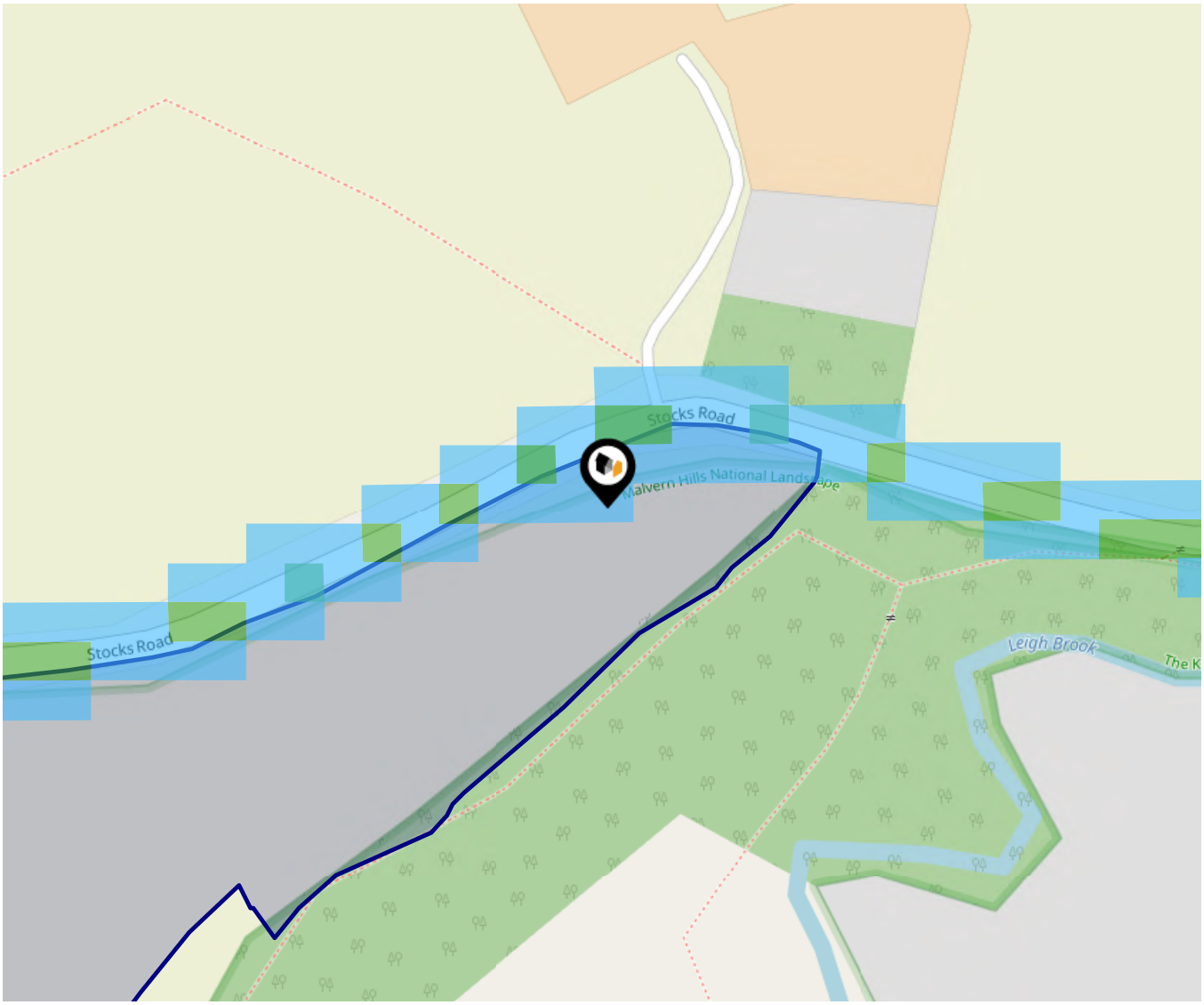
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Road Noise



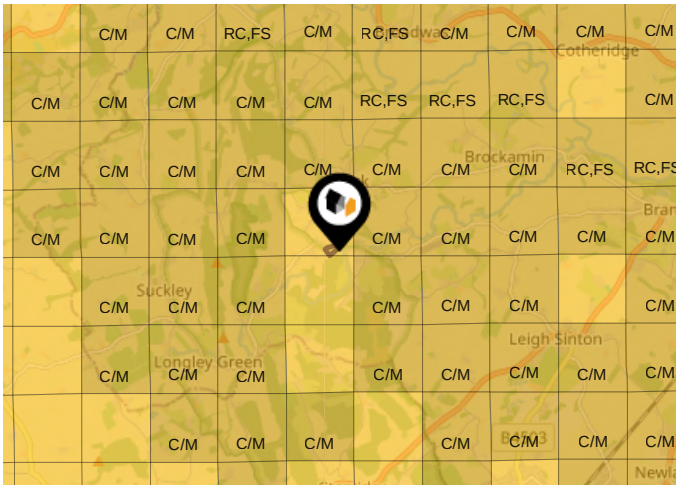
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

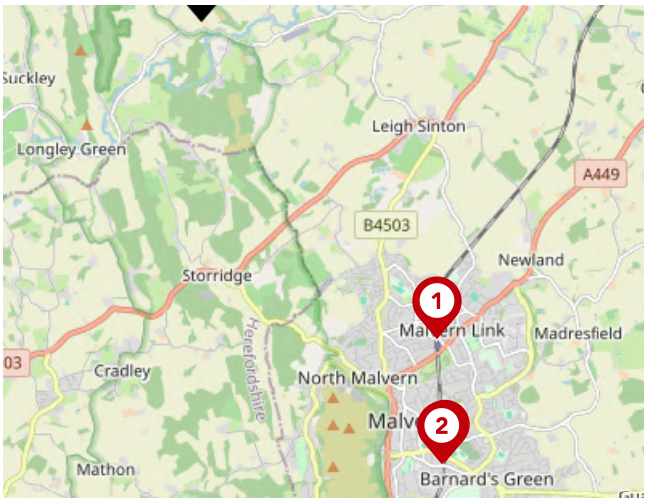
Carbon Content:	NONE	**Soil Texture:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	LIGHT TO MEDIUM		



Primary Classifications (Most Common Clay Types)

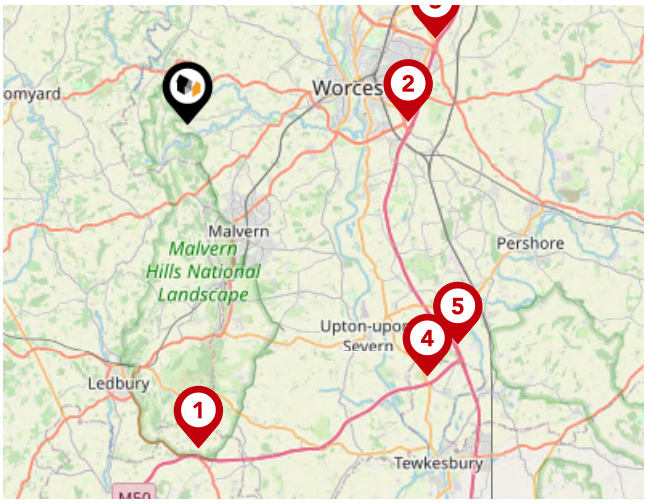
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Transport (National)



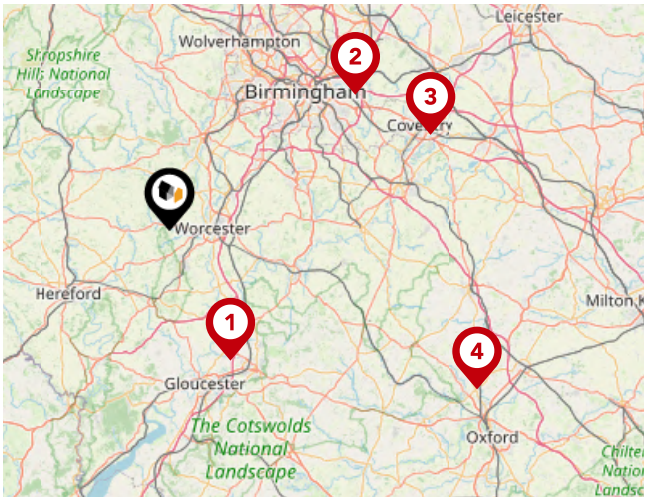
National Rail Stations

Pin	Name	Distance
1	Malvern Link Rail Station	3.59 miles
2	Great Malvern Rail Station	4.58 miles
3	Great Malvern Rail Station	4.57 miles



Trunk Roads/Motorways

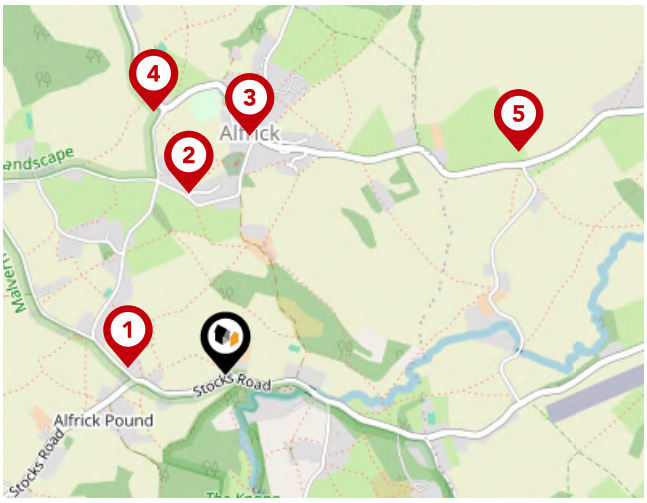
Pin	Name	Distance
1	M50 J2	11.79 miles
2	M5 J7	8.05 miles
3	M5 J6	9.53 miles
4	M50 J1	12.65 miles
5	M5 J8	12.67 miles



Airports/Helipads

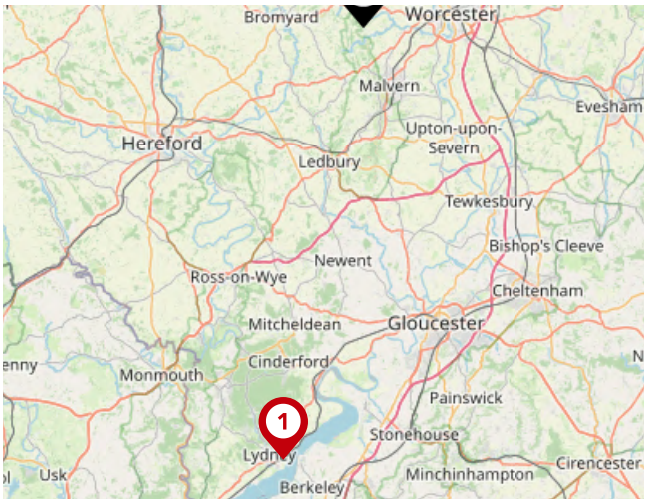
Pin	Name	Distance
1	Staverton	21.02 miles
2	Birmingham Airport	33.47 miles
3	Baginton	40.35 miles
4	Kidlington	50.63 miles

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stocks Road Junction	0.22 miles
2	Upper House	0.42 miles
3	War Memorial	0.55 miles
4	Green Street Turn	0.62 miles
5	Hopton Lane	0.83 miles



Ferry Terminals

Pin	Name	Distance
1	Lydney Harbour	32.15 miles

About Us

Haydens Residential Surveying

Haydens Residential Surveying Ltd is a fully licensed RICS Regulated Surveying firm based in Birmingham, proudly serving clients across the West Midlands, Warwickshire, and surrounding areas with a primary focus on providing expert services in these regions.

Phil Hayden Assoc RICS MRPSA - Director

At Haydens Surveying, we believe in treating our clients' properties as if they were our own. We are committed to providing exceptional service and maintaining open lines of communication at all times

With over 16 years experience working in the Residential Property Sector I am confident that I can provide practical advice to home movers in a friendly and approachable manner'

Haydens Residential Surveying

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by sprift
Know any property instantly

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HAYDENS RESIDENTIAL SURVEYING

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail

SIGNATURE AND AUTHORITY

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