SODBURY
Home Surveys

Level 2

House Survey Report

123 High Street

Sampletown

Bristol

BS1 1AA

Inspection Date: XX/XX/2023

BUILDING ON EXCELLENCE

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RPSA Residential Property Surveyors Association

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A

HOW TO READ THIS REPORT

We understand that receiving a detailed survey report can be daunting, with all the different sections, terminology, ratings etc.

This section of the report shows you where to find all the information you need and explains the terminology used throughout. Our reports give colour-coded 'Condition' ratings to each part of the building, and a feature which is unique to *Sodbury Home Surveys* reports, colour-coded 'Urgency' ratings for all our recommendations. The meanings of these are explained in this section so that when you read through the report, you're clear on what it all means.

REPORT LAYOUT & FEATURES

Section Heading

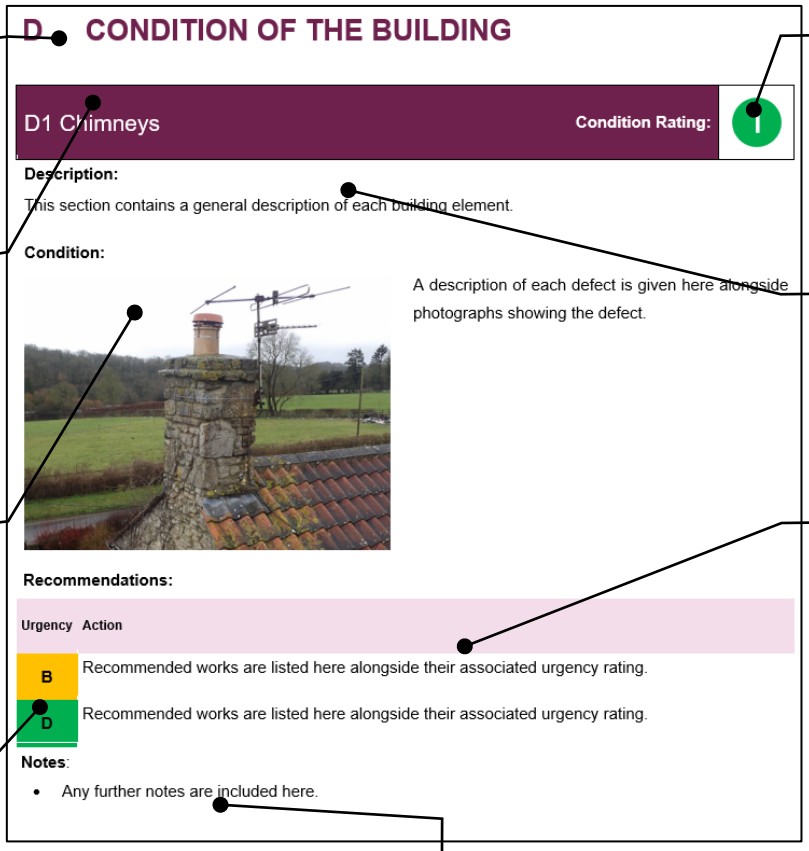
These show the various sections of the report, such as Condition sections, Legal Matters, or Risks etc.

Element Heading

The findings in this report are broken down by the individual building elements (roofs, walls, windows etc), each with their own section with a purple banded heading for ease of identification.

Condition

This is where the findings of the survey are presented, along with photos to clarify the points being made.



Condition Rating

Each element is given a rating of 1, 2 or 3 to summarise its overall condition. Meanings of condition ratings are given below.

Description

This gives a brief description of each element, including materials and construction type where relevant.

Recommendations

This is where we present our recommendations for works required to address the defects identified under the 'condition' heading.

Urgency

Each recommendation in the report is accompanied by a rating showing the urgency of the works recommended. Meanings of these ratings are given below.

Notes

This heading gives additional information which may be helpful, such as health & safety advice or notes on further investigations which may be required.

CONDITION RATINGS

The following ratings are used to represent the overall condition of the individual building elements. As a single rating is given to a whole element (e.g., the external walls), the rating will reflect the **worst** part of that element and does not necessarily reflect the condition of the **whole** element. These condition ratings are displayed next to each element title (see above).

3	**Poor Condition –** Elements with serious defects that could risk serious safety issues or severe long-term damage to your property.
2	**Fair Condition** – Elements with less serious defects, but which could deteriorate to cause further damage to this or other building elements.
1	**Good Condition** – Elements with no current defects identified at the time of inspection.

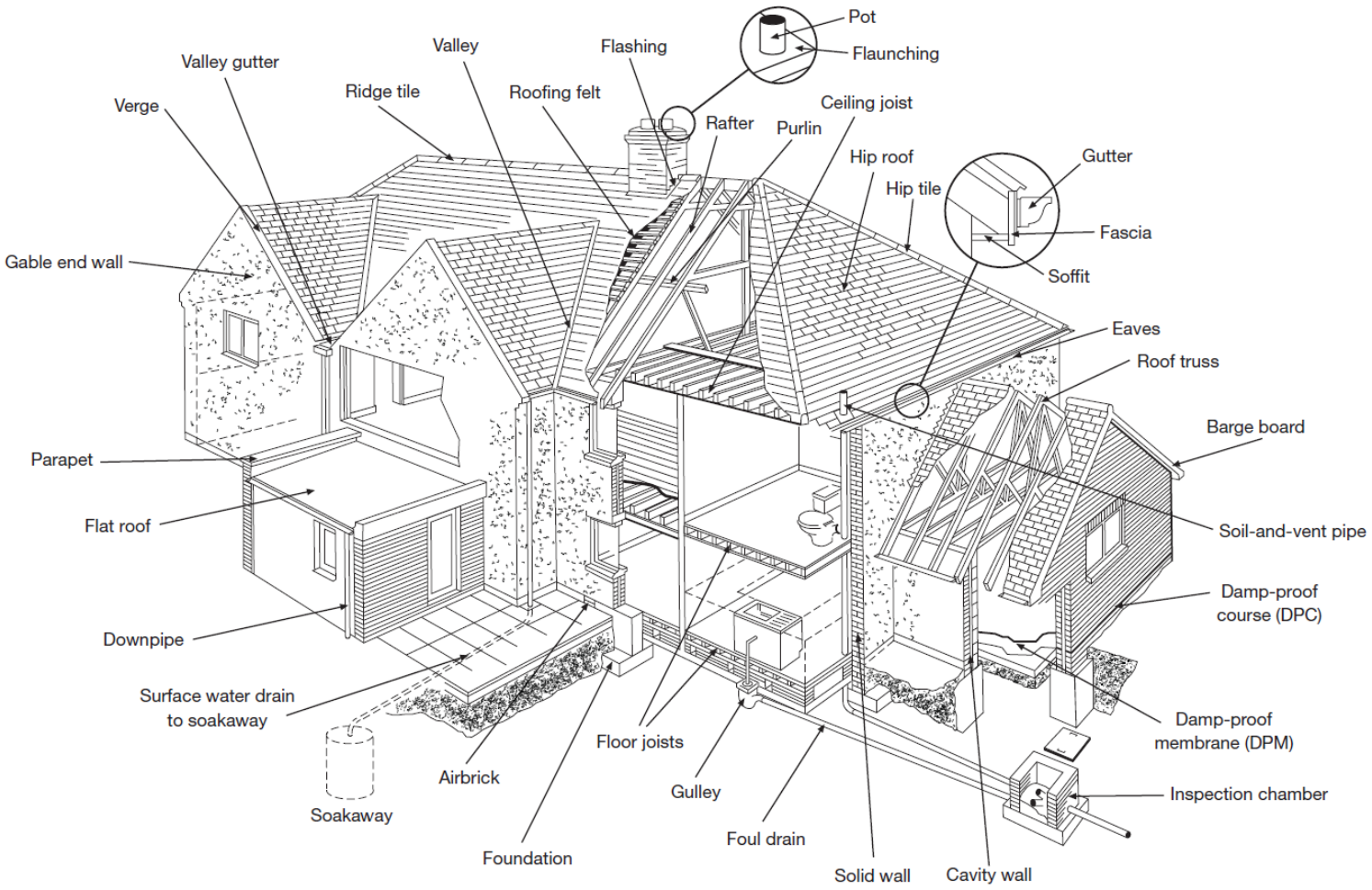
URGENCY RATINGS

The following ratings are used to represent the urgency of individual recommendations made throughout this report. These urgency ratings are displayed next to each individual recommendation (see above).

A	Recommended works required immediately.
B	Recommended works required within 12 months.
C	Recommended works required within 1 to 2 years.
D	Recommended works required within 5 years.

TERMS USED IN THIS REPORT

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



Further definitions of terms used throughout this report are explained below.

Terminology	Meaning
Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or wastewater from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.
Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.

Terminology	Meaning
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a manhole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe (SVP)	Also known as a soil stack pipe. Typically, a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

B

PROPERTY DETAILS

This section provides some basic details about the property to aid in identification, such as the address, photographs of the outside, and accommodation details.

PROPERTY DETAILS

Address:	XXXX
Type of Property:	Semi-detached house
Age of Property:	1964
Age of Extensions etc:	N/A
Construction Type:	Traditional construction - cavity wall Pitched roof with tiled coverings.
Property Listing:	The property is not listed.
Conservation Area:	The property is not located in a Conservation Area.

Accommodation:

	Reception rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	1				1			
First		3	1					

Mains Services Connections:

✓	Gas	✓	Electric	✓	Water	✓	Drains

General Photographs:

C

SUMMARY AND OVERALL OPINION

This section of the report is intended to give you an initial overview of our key findings and the general condition of each part of the property. We have also included our surveyor's assessment of the key point from this survey – whether to buy the house or not.

Important Note

This section is a summary only. You should read through the whole report carefully to gain a full understanding of the condition of the building and the works required.

OVERALL OPINION

The property is an attractive family home which has the benefit of a modern kitchen & bathroom, and a recently re-landscaped rear garden, all of which should prove appealing to a future buyer upon resale.

The property is generally in the condition I would expect for a house of its type, age and location. Most elements are in generally good condition, although there are some areas which need some repairs to prevent further deterioration. The most significant anticipated repair is the replacement of the concrete lintel over the landing window, which may be somewhat costly and disruptive. However, most other works required can be carried out over a slightly longer period as budget allows, and will be less disruptive to occupants.

As long as the repair works recommended in this report are carried out to a good standard, and the property is appropriately maintained during your period of ownership, I can see no special difficulty in future resale.

Overall, as long as you are comfortable with the maintenance and repair requirements of this building as highlighted throughout this report, as well as their associated expense, I cannot see any technical reason you should not proceed with the purchase as intended.

SUMMARY OF CONDITION RATINGS

Rating	Building Element	Rating	Services Element
2	Chimneys	2	Electrics
2	Roofs	2	Gas
2	External Walls	1	Water
2	Windows & External Doors	2	Heating & Hot Water
N/A	Conservatories & Porches	1	Foul Drainage
1	Partition Walls & Doors	2	Stormwater Drainage
1	Ceilings	1	Smoke & CO Detection
2	Floors	2	Ventilation
1	Kitchens & Bathrooms	Rating	Gardens Element
1	Fireplaces & Chimney Breasts	N/A	Outbuildings
1	Stairs	2	Gardens & Boundaries

Note: The above is a summary only. You should read through each section of the report carefully to gain a full understanding of the condition of the building and the works required.

D

CONDITION OF THE BUILDING

This part of the report describes the physical characteristics and the condition of the structural and non-structural elements of the main building itself. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

We always endeavour to undertake a full and thorough inspection of the property. However, on occasion, there are areas we are unable to access, or limitations to the access we were able to gain. This is outside of our control where we have made reasonable efforts to gain access to all areas of the property. Where there are any such limitations, these are declared below.

Access was gained to all elevations of the property. It should be noted that my inspection was undertaken from ground level with the aid of a camera drone, and from available vantage points within the building / grounds. Despite the use of a drone, moderate winds and overhead cables restrict the full and safe use of this equipment, and where this is the case only limited perspectives can be gained.

The property was occupied and furnished at the time of the inspection. No efforts were made to access hidden voids etc, however all wall and floor surfaces were visible during the inspection except as noted below, although fitted carpet finishes were not lifted in line with the RICS Home Survey Standard.

Access was gained to all internal areas of the property. You should note that this report is limited to discussing issues where access could reasonably be gained, and where issues are suspected to inaccessible areas, further investigations may be recommended. However, this report does not act as a guarantee that there are no issues present to areas which could not be inspected on the day of the survey. If you decide to proceed without undertaking recommended further investigations, or without having an inspection carried out of areas which were inaccessible during our survey, you do so at your own risk.

D1 Chimneys

Condition Rating: 2

Description:

There is one chimney stack to the building, constructed of brickwork with a metal flue for the lounge fireplace, set into cement mortar flaunching.

Condition:

The chimney stacks are generally in fair condition. The following defects / issues were identified during my inspection:

There have evidently been previous leaks into the roof space around the chimney, which have been 'repaired' using expanding foam. This is not a permanent repair and although the leaks are not currently ongoing, I would expect them to reappear in the medium-term.

See also Section D2 for the effects of the leaks on the roof structure.

Recommendations:

Urgency	Action
B	Replace the lead flashings and other waterproofing details around the base of the chimney stack with new Code 4 lead in accordance with Lead Sheet Association guidelines.

Notes:

- Due to the exposure chimneys face, they require repointing every 10-15 years to prevent the deterioration of the mortar joints, which can destabilise the brickwork.
- You should check occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

D2 Roofs

Condition Rating: 2

Description:

The property has a pitched roof constructed from timber rafters with purlins spanning between the party walls. The roof is covered with concrete double roman tiles laid onto timber battens over a bituminous felt sarking membrane, which acts as a secondary barrier against weather entering the loft space via the roof.

The roofline of the property is provided with UPVC fascia and soffit boarding.

Condition:

The roof structure is generally in good condition.

The roof coverings are generally in fair condition.

The following defects / issues were identified during my inspection:

As described in Section D1, there has evidently been a leak previously through the bottom of the chimney stack. This has made the timber roof structure around the chimney damp within the loft space and there is much staining to these timbers. However, the timbers are now reading as dry when tested with an electronic moisture meter, so I do not believe any repair / remedial work is required as long as the recommendations in Section D1 are followed.

Around the chimney in the loft, there are some poorly retrofitted sarking felt sheets which will not adequately protect against water ingress.

The sarking membrane is impervious to the passage of water vapour and can therefore trap airborne moisture in the roof space, which can lead to condensation and rot to roof timbers. There is limited evidence of this currently in the form of some staining to the rafters, although this is not excessive and not currently detrimental to their integrity.

A tub of rodenticide was discovered within the loft. The vendor reported that they had a small rodent issue in the loft several years ago, which has not reoccurred. I saw no recent evidence of rodents within the loft space, so am satisfied that this issue is now likely resolved and no further action needs to be taken.

There is little lateral support provided to the roof structure. Instead, the roof structure relies on the tiling battens and ceilings to provide lateral support which is generally considered inadequate by modern standards. This said, I recognise that this property was constructed to older standards and the roof structure has not failed since it was constructed, so I do not anticipate this being a major issue. However, some of the cracking to first floor ceilings may be partly attributable to slight roof structure movement.

Recommendations:

Urgency	Action
B	I recommend temporarily removing the tiles from the part of the roof around the chimney stack where the existing sarking felt is damaged. The old / damaged sarking felt should be cut out and replaced with a section of new sarking felt (lapped with the existing in accordance with manufacturer's recommendations) and new sections of tiling batten. The set aside roof tiles may then be re-laid back in place. Note a small scaffold will be required to carry out this work safely.

Urgency	Action
C	Additional ventilation should be installed to the loft space to prevent moisture build-up. This may take the form of either eaves ventilation, or vent tiles installed into the roof slopes at high and low level, enabling sufficient cross ventilation.
D	You should consider installing timber bracing diagonally across the rafters. This would provide additional lateral support / rigidity to the roof structure and may help to prevent cracking to the first floor ceilings in future.

Notes:

- In terms of general maintenance, when you access the roof area, you should check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas. Any such issues should be addressed sooner rather than later so they do not develop into bigger problems.
- You should also check occasionally for slipped, broken and missing tiles or slates, particularly after storms. Clear away moss build-up annually. High pressure jet washing should never be carried out to roof coverings as this can cause damage to the tiles and dramatically reduce the tiles' useful life.
- You should be aware that modern UPVC fascias and soffits can conceal older timber or asbestos cement boards. You should exercise caution when drilling, removing or fixing fascias and soffits to prevent damage to any structure behind and if in doubt, any older boarding behind should always be tested for asbestos by a UKAS accredited surveyor.

D3 External Walls

Condition Rating: 2

Description:

The external walls of the property are constructed of cavity brickwork which has been filled with insulation of an unknown type (installed 2011). The external face of the walls is finished with pebbledash render to the rear of the property and a hanging tile finish to the front. The internal face of the external walls is finished with plaster.

A damp-proof course (DPC) of bitumen was noted within the build-up of the external walls, which helps to prevent ground moisture from 'soaking' up through the external walls and causing internal dampness issues.

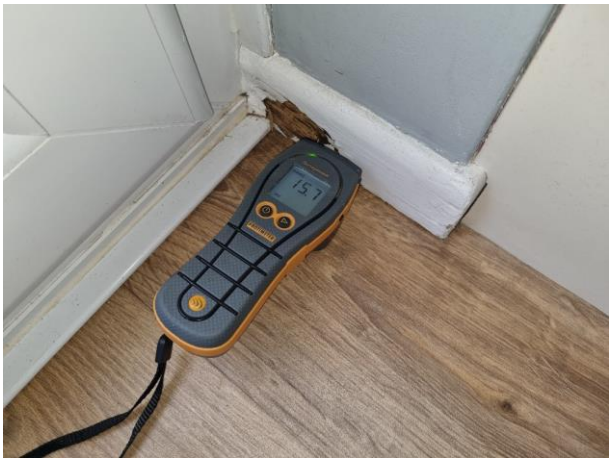
Condition:

The external walls of the property are generally in fair condition.

The external walls were tested internally for signs of rising and penetrating dampness using an electronic moisture meter. The readings observed were normal for the type of construction, indicating that the walls appear to be free from excessive dampness. It should be noted however that it would be impractical to test all wall areas during a general property survey, so it may be possible that there is some smaller isolated areas of dampness which have not been detected, but no effects on internal finishes were noted so I do not believe this is a concern.

The following defects / issues were identified during my inspection:

I noticed some slight cracks to the plaster in the lounge next to the window. There was no evidence of any external defect or structural issue. The most likely cause of these cracks is vibration from the floor above, or slight seasonal building movement, both of which are not serious and do not pose a structural concern.



Either side of the kitchen door, there are sections of damaged / rotten skirting. However, when tested with an electronic moisture meter, the skirtings were found to be dry. This may be an old, now resolved issue, or damage caused by a pet etc. No remedial works necessary, except replacement or redecoration for aesthetic purposes if desired.

The concrete lintel over the first-floor landing window is severely cracked. This is likely to have resulted from corrosion of the metal reinforcement bars within the lintel. This will continue to deteriorate if not addressed, and is likely to eventually cause sections of concrete to fall off, and the lintel may even fail.

Internally, there are cracks to the plaster finish around the top of the landing window, indicating that the full depth of the lintel has been affected by the corroded reinforcement bars. With this in mind, I would estimate that the lintel may be at risk of failure within approx 1-2 years.

There is a small amount of black spot mould on the bathroom window reveal. Mould spores can cause health problems, especially for people with respiratory conditions such as asthma. The reason for this growth is expected to be cold bridging whereby the small part of the reveal (the walls forming the window opening) immediately adjacent the window frame gets colder than surrounding areas, attracting condensation which encourages mould growth. There is little which can be done to prevent this except ensuring that the extract fan in the bathroom is used appropriately and any mould growth is cleaned away regularly.

To the area indicated, the mortar between the brickwork was noted to be eroded and there were some slightly cracked bricks. This is expected to result from weathering and natural expansion/ contraction due to the exposure of this corner of the building.

There are several slight to moderate cracks through the pebbledash render finish to the rear elevation to the areas indicated. There are no internal signs of cracking to these areas and no other evidence of structural movement, so I am not concerned about any structural issues.

Additional views of cracks to rear elevation render.

There are several small gaps in the side gable wall where the roof timbers meet the wall structure, which have been filled with expanding foam. I understand this was done when a rodent was found in the loft space (see Section D2) to prevent reinfestation. Although rudimentary, this solution appears to be fulfilling its purpose and I do not expect it to cause any future issues, so may be retained in place.

Recommendations:

Urgency	Action
B	Prop the brickwork above the landing window, remove the concrete lintel and replace with a new insulated steel lintel, including a new cavity tray and weep vents above the opening. Some internal replastering and redecoration will also be required. A small scaffold will be needed to carry out this work safely.
C	The cracks to the rear elevation render should be raked out back to sound render and patch repaired to match. This will prevent water ingress through the cracks, which may eventually cause sections of render to come loose and fall off the wall.
D	Rake out and re-point the brickwork to the front corner of the building.

Notes:

- During my inspection, I witnessed a CIGA (Cavity Insulation Guarantee Agency) 25-year warranty for the cavity wall insulation, which was installed in 2011. This paperwork should be obtained by your solicitor.
- The external walls should be checked periodically for cracks or unusual bulges. Cut back or remove plants that are harmful to mortar and render. Keep the external ground level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear.

E

CONDITION OF THE SERVICES INSTALLATIONS

This part of the report describes the physical characteristics and the condition of the electrical, mechanical and plumbing services installations provided to the building. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

In line with RICS guidance, all services to the property were inspected but not tested. Note all observations made and recommendations given are from the perspective of a non-specialist building surveyor and we have received no input from any engineers, electricians, or the like.

E1 Electrics

Condition Rating: 2

Safety warning: *Electrical Safety First 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 Electrical Safety First.*

Description:

The property has a mains electrical connection, which enters the property in the hallway cupboard where a smart electricity meter is provided. After the meter, the electrical supply to the property is controlled via a plastic consumer unit which contains the fuses that protect individual wiring circuits. The electricity supply is earthed to an external ground spike, although this was not located as part of my inspection.

Lighting to the property is provided by pendant lights and spotlights.

Electrical sockets are provided to all rooms, and television and telephone outlets are also provided.

Condition:

The electrical services to the property are generally in fair condition. The following defects / issues were identified during my inspection:

I have seen no Electrical Installation Condition Report for the property from within the last 10 years, so am unable to comment on the condition and safety of the electrical installations and wiring. However, I should note that I have seen nothing within the property to suggest that any of the electrical installations are currently in a dangerous condition.

Recommendations:

Urgency	Action
A	You should arrange for a NICEIC (or other Government approved body) registered electrician to carry out a full Electrical Installation Condition Report (EICR) for the property before entering into contract to purchase the property. This will allow you to quantify likely expenditure liability before committing to the purchase.

Notes:

- Your solicitor should check Building Control records to ensure that any electrical alterations carried out to the kitchen and bathroom within the last 10 years have received appropriate certification.
- An NICEIC registered electrician should carry out an Electrical Installation Condition Report for the property at least every 10 years to ensure the electrical installations remain in a safe condition.

E5 Foul Drainage

Condition Rating: 1

Description:

Fouk drainage to the property is provided by a plastic soil-and-vent pipe (SVP) located within boxing to the corner of the kitchen and bathroom above. This discharges into the below ground foul drain, which appears to run across the rear garden under the patio, and down the side of the property under the path. This below ground drainage pipework was viewed via the inspection chamber (manhole) in the rear garden. The below ground pipework is made of clay and is set within cement benching at the bottom of the chamber. The chamber is made of brickwork and has a metal lid inset with paving slabs.

Condition:

The drainage installations are generally in good condition where visible. Below ground drainage pipework was not inspected although inspection covers (manholes) were lifted to witness the drains in normal operation and assess the likelihood of any potential issues. The following defects / issues were identified during my inspection:

Areas of the cement benching around the pipes in the inspection chamber (manhole) in the rear garden is worn, but is not currently considered defective. The condition of this benching should be monitored and should be renewed if any becomes detached or develops cracks or holes as this can lead to water seeping into the ground.

Clay pipework can develop cracks either in the pipes themselves or in the joints, which can result in foul water seeping into the ground beneath the pipes, which can lead to soil particles being ‘washed out’, creating voids in the ground. This can de-stabilise building foundations and surfacing (although there is no evidence of such de-stabilisation currently). Without carrying out an inspection of the pipework, you would be purchasing the risk of defects along with the property.

Recommendations:

Urgency	Action
A	You may wish to instruct a CCTV survey of the below ground drainage pipework to confirm its condition and identify any potential hidden issues.

Notes:

- Inspection covers should be lifted periodically to ensure the below ground drains remain free flowing, and any debris/waste build up should be jetted through to prevent blockages. Any serious suspected issues with the below ground drains, such as plant roots or damage visible within inspection chamber pipework, should be referred as soon as possible to a reputable drain inspection firm for further investigation.
- You should also avoid putting anything down the drains which may cause blockages such as nappies, sanitary products, cooking fats, food waste and chemicals.

F

CONDITION OF THE GARDENS

This part of the report describes the physical characteristics and the condition of the external areas of the property, including outbuildings, landscaping and boundary treatments. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

Access was gained to all parts of the gardens. However, you should note that our inspection only covered areas of the garden which could reasonably be seen during our inspection. Where trees, shrubbery or overgrown planting etc conceals areas of the gardens or boundaries, our report is limited to discussing the elements which could be seen. This report does not act at a guarantee that there are no issues to areas which could not be seen during our inspection.

Although we carry out an inspection of the gardens with a view to identifying any problematic plant species such as Japanese Knotweed*, this report is not a specialist inspection and therefore you should satisfy yourself that the property is not affected by Japanese Knotweed.* We have tried to help you evaluate the risk in Section I and in our comments below. You should also pay particular attention to the Property Information Form from the vendor which has a declaration as to whether there are any known infestations of Japanese Knotweed and other invasive species.

F2 Gardens & Boundaries

Condition Rating: 2

Description:

The property has a long, terraced front garden, which is mostly surfaced with gravel/stone. The terracing is formed using low concrete retaining walls. A concrete footpath provides access to the front door from the public footpath at the front.

This concrete footpath leads around to the side of the property where a small, concrete paved hardstanding leads to the rear garden.

The rear garden consists of a concrete paved patio and a slightly raised lawn area surfaced with plastic grass, and a further concrete paved patio area adjacent the rear boundary.

The front garden is bounded on all sides by low brickwork retaining walls.

The rear garden is bounded on 2 sides by circa 1.8m high timber close-boarded fencing, and on the side boundary by a dense hedge.

Condition:

The external areas forming part of the property are generally in fair condition. The following defects / issues were identified during my inspection:

Some of the brickwork to the boundary walls of the front garden is aged and frost damaged, resulting in bricks beginning to crumble and spall. This is not expected to pose an issue in the short term, but may contribute towards instability in the longer term as deterioration continues.

The front and right hand side boundary walls to the front garden have numerous loose bricks at the top of the wall.

Plastic grass has been installed in the rear garden. You should be aware that this can become extremely hot when exposed to the sun and can cause burns. Extra care should be taken with pets and children.

The rear garden side boundary has a section of old timber fence which is heavily aged, although appears stable currently.

Recommendations:

Urgency	Action
C	Loose bricks to the front garden boundary walls should be re-bedded into cement mortar to ensure they do not fall out of the wall. Frost damaged bricks may be cut out and replaced individually as and when they become significantly deteriorated.
D	It is likely that the old section of fence to the rear garden side boundary will need to be replaced within 5 years. Your solicitor should confirm ownership and maintenance responsibilities for the property's shared boundaries.

Notes:

- Concrete/hard surfacing should be cleaned down periodically to prevent build up of moss and algae, which could present a slip hazard. It is also important to maintain adequate and clear drainage to hard surfaced areas to prevent ponding of rainwater.
- Timber fencing should be redecorated every 3-5 years to prevent deterioration of paint finishes, which can lead to rot of the timber. Fences should be checked after storms for signs of damage.
- Check boundary walls periodically for signs of leaning or bulging, which could be an early sign of potential structural issues. If any bulging or leaning is noted, you should seek advice immediately from an experienced builder or qualified surveyor.

G

LEGAL MATTERS

This section of the report provides a summary of any matters we have highlighted throughout the report which may require further investigation by your legal advisor.

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.

Important Note

You should show your legal advisers this section of the report and seek their input to resolve any issues raised.

LEGAL ISSUES

Tick	Legal Issue	Commentary	Report Section
✓	Property ownership matters	We understand from the Land Registry that this property is freehold. You should ask your legal advisor to confirm this and explain any implications.	-
	Flying freeholds or submerged freeholds.		
	Evidence of multiple occupation, tenancies, holiday lettings etc.		
	Signs of possible trespass and rights of way.		
	Arrangements for private services, septic tank registration etc.		
	Rights of way & maintenance / repairing liabilities for shared accessways etc.		
✓	Maintenance / repairing liabilities for below ground drainage.	Your solicitor should confirm ownership and maintenance liabilities for the below ground drainage systems on site. It appears as though the below ground drainage is shared with another property, so is likely to be the responsibility of the utilities company.	E5
✓	Chancel matters.	The property borders land which may be owned by St Aidan's Church, so may attract a chancel repair liability. Your solicitor should confirm and advise.	-
	Rights of light, restrictions to occupation, tenancies, easements, servitudes and/or wayleaves.		
✓	Boundary issues & party wall matters.	Legal ownership of all boundaries should be confirmed by your legal advisor so maintenance liability is clearly defined.	F2
	Building insurance claims.		
	Parking permits.		

Tick	Legal Issue	Commentary	Report Section
	Presence of protected species (for example bats, badgers and newts).		
	Green Deal measures, feed-in tariffs and roof leases.		
✓	Lack of planning permission, Building Control approval etc for works carried out at the property.	I have seen no Building Control records for the property. Your solicitor should confirm that appropriate certification is in place for any controlled works carried out to the property in the last 10 years (e.g., electrical wiring to the kitchen & bathroom).	E1
	Lapsed EPC certificate.		
	Restrictions on property use, activities etc.		
	Other		

GUARANTEES & WARRANTIES

The following elements are likely to have guarantees or manufacturer's warranties which may still be valid. You should check these documents have been supplied by your solicitor before exchanging contracts.

Tick	Legal Issue	Commentary	Report Section
	Structural work such as underpinning, removal of structural elements, lateral restraint and chimney stabilisation works.	Standard enquiries should be made by your solicitor.	
	Timber and damp treatment works.	Standard enquiries should be made by your solicitor.	
	Wall ties and cavity wall tie replacement work.	Standard enquiries should be made by your solicitor.	
✓	New windows and doors.	Your solicitor should obtain the FENSA certificates for the window and door installations carried out in 2012 and 2014.	D4
✓	Cavity wall insulation.	Your solicitor should obtain the CIGA guarantee for the cavity wall insulation works carried out in 2011.	D3

Tick	Legal Issue	Commentary	Report Section
	Installation and repair of services installations.		
	Japanese Knotweed management plan and any associated warranty / guarantee.	Standard enquiries should be made by your solicitor.	

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RISKS TO OCCUPANTS

The following list identifies some of the common safety hazards that can be found during an inspection of a domestic residential property. We have indicated below whether any of these risks have been identified in relation to this property and given some brief commentary where relevant.

We would be happy to discuss and guide you further if there are any areas of concern identified.

RISKS TO OCCUPANTS

Tick	Risk	Commentary	Report Section
✓	Asbestos & other dangerous materials	The property was constructed before the year 1999 and therefore may have been constructed from asbestos-containing materials, which may be hidden or concealed behind other building fabric layers or finishes. Any work to these areas must be carried out with appropriate diligence to prevent serious health implications. You should ensure that a suitably qualified asbestos surveyor carries out an inspection and testing of any suspect materials prior to any construction or alteration works to the property which may disturb hidden layers and voids etc.	-
	Animals/vermin (droppings, rats, etc.)		
	Lack of emergency escape, inadequate fire precautions and fire protection measures		
	Absence of safety glass to openings		
	Falls from height, lack of safety rails, significant trip hazards		
✓	Unstable parts of the building	Severely cracked concrete lintel to landing window.	D3
✓	Unsecured fireplace surrounds	False fire surround in the lounge not secured to chimney breast.	D10
	Lead water pipes and lead paint		
	Gas leaks & carbon monoxide poisoning		
	Dangerous electrics		

Tick	Risk	Commentary	Report Section
✓	Absence of test certificates for services	I have seen no current electrical safety inspection for the property so cannot confirm the electrical installations are in a safe condition. I have seen no current gas safety certificate for the property so cannot confirm the gas installations are in a safe condition.	E1 E2
	Inappropriate use of accommodation		
	Overhead power lines		
✓	High radon levels	See Section I	I
	Automatic gates		
	Unprotected garden ponds & swimming pools		
	Legionnaire's disease		
	Dampness & mould growth		
	Scalding risks from pipes & flues		
	Inadequate air supply & natural lighting to inner rooms		

ENVIRONMENTAL RISKS

This section gives an overview of any environmental risks which may affect the property that we have identified as part of our research, or identified as part of our inspection. This data has been taken from a variety of public sources and we take no responsibility for the accuracy of third-party data.

ENVIRONMENTAL RISKS

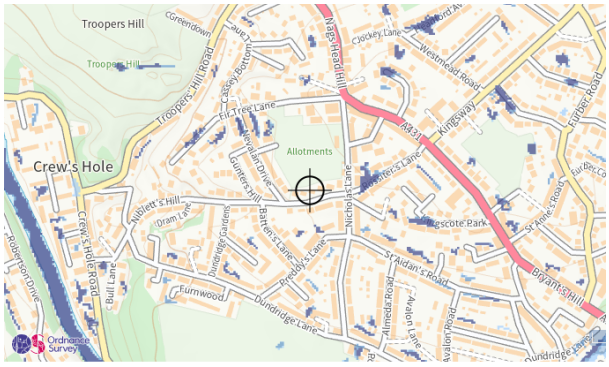
The data is presented below in the form of a screenshot of relevant online mapping data, written commentary on the associated risks, and a 'Red-Amber-Green' indicator on the left-hand side to indicate the level of risk associated with the environmental aspect being discussed (**red** representing high risk, **amber** representing moderate risk, and **green** representing low risk).

Where red or amber factors are identified below, you are advised to seek advice and further detailed searches from your solicitor.

Flooding – Surface Water

According to data from the Environment Agency, the property is within an area at very low (less than 0.1%) risk of surface water flooding.

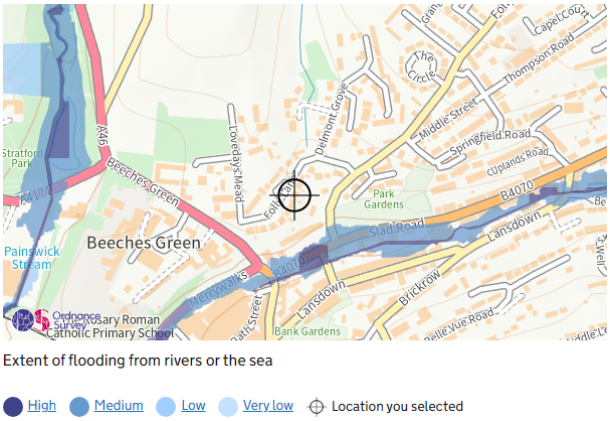
I did not note any surface water flood risk when on site.



Flooding – Rivers & Sea

According to data from the Environment Agency, the property is within an area at very low (less than 0.1%) risk of flooding from rivers and the sea.

I did not note any flood risk from rivers or the sea when on site.

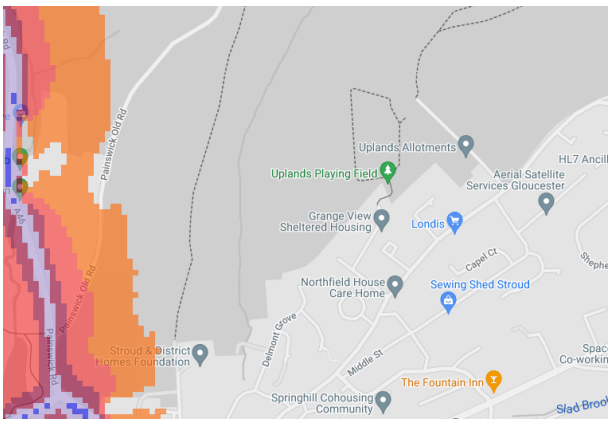


Noise

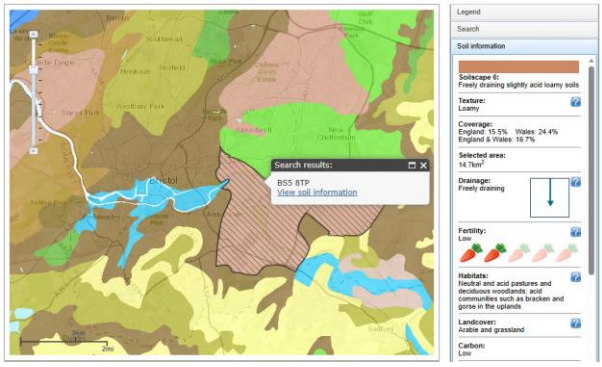
According to data provided by DEFRA, the property is not within an area affected by road noise. Anticipated noise levels from road noise are less than 55dB (quiet).

The property is not within an area affected by rail noise. Anticipated noise levels from rail noise are less than 55dB (quiet).

No other local noise sources were noted during my inspection.

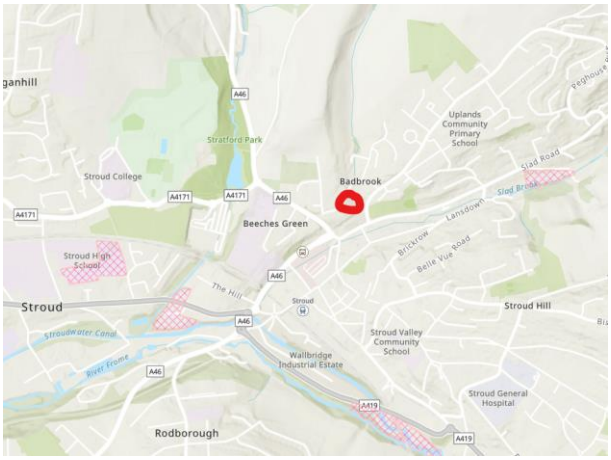


Geological & Soil Conditions



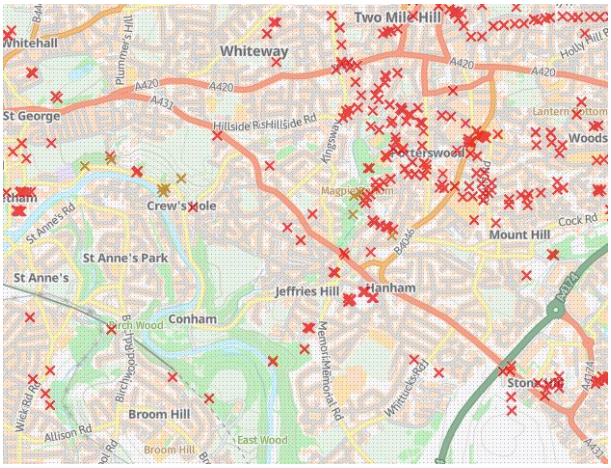
British Geological Survey records show that local soil types are loam soils (normal soil). Certain soils can be affected by water content in the ground and can shrink and swell during periods of wet and dry weather, with the potential to cause building movement. Large trees and trees of particular species can have a major impact on this. There are no large trees within 20m of the property, so this is not expected to pose a concern for this property.

Landfill



According to data provided by DEFRA, there are historic or current landfill sites within 1km of the property. Locations of these are shown in red hatch on the plan provided. However, these are outside of where I would expect there to be any influence on the property, so I do not believe these to be a relevant concern.

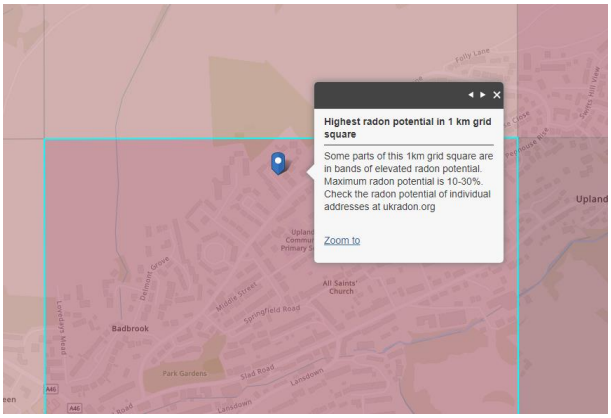
Mining



Past mining activity can cause ground instability in some areas, which is a risk to building stability. This property is located in a known mining area, but there are no records of mine shafts near to the property. However, you may wish to carry out detailed mining searches through your solicitor.

I have seen no evidence of any mining related subsidence to this property or nearby properties.

Radon

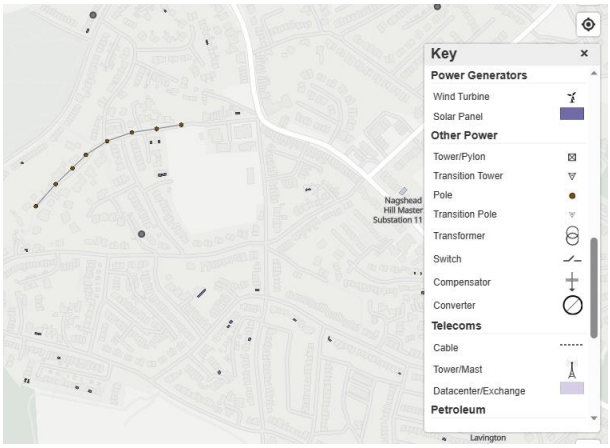


Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. Public Health England (PHE) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m3). This level is termed the Action Level. Public Health England defines

radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m-3. **This property is located in an area where there is a 10-30% chance of the radon concentration being above the Action Level**. With this in mind, I recommend carrying out radon testing at the property. For further information, please visit www.ukradon.org.

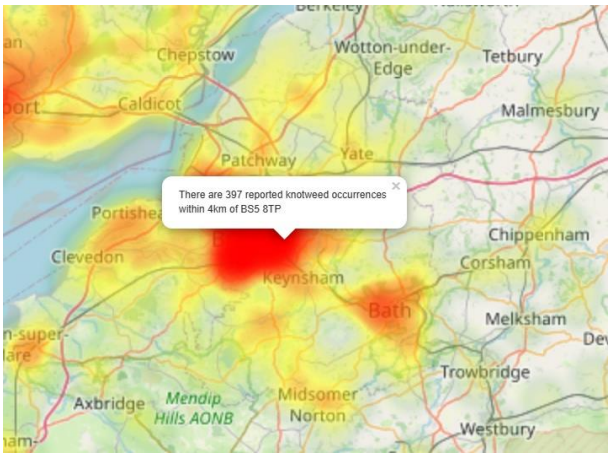
Electromagnetic Fields

The property is not located under or near high voltage overhead cables or radio / mobile phone transceivers. The risk from this equipment is generally negligible unless the property is located directly underneath high voltage cables or a high powered radio antenna. However, for further information, please visit Electromagnetic fields - GOV.UK (www.gov.uk)



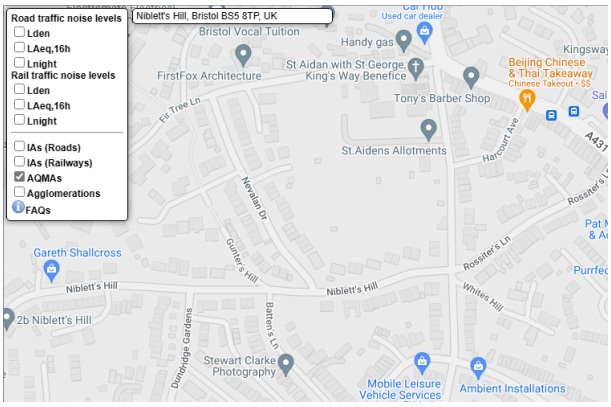
Invasive Species

Japanese Knotweed is an invasive weed which can cause damage to buildings and can make a building difficult to mortgage or sell. According to the Environet Japanese Knotweed Heatmap, there are 397 reported occurrences of Japanese Knotweed within 4km of the property, which is a high occurrence rate. I did not note any signs of this or any other invasive weed species during my inspection.



Air Quality

The property is not located within or near any Air Quality Management Areas, indicating that local air quality is deemed to be acceptable.



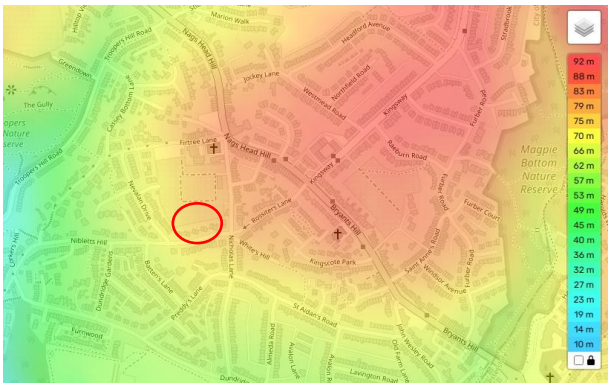
Exposure

The front elevation of the property faces approximately south. This elevation will therefore receive most of the sunlight falling on the building. Rooms on this side will heat up more quickly in the summer and may require extra ventilation / cooling. The walls on this elevation may also be more prone to cracking due to thermal expansion.

The left side elevation of the property faces approximately west. This elevation will therefore be more prone to driving rain, and therefore to frost damage if materials become saturated.

The property is situated in an exposed location owing to being positioned on a hillside. Therefore, the more exposed elevations are likely to suffer more from driving rain and wind damage etc.

The property is not situated in a coastal location. Therefore, it is not likely to suffer from accelerated decay of masonry, steel, timber etc as a result of airborne salts.



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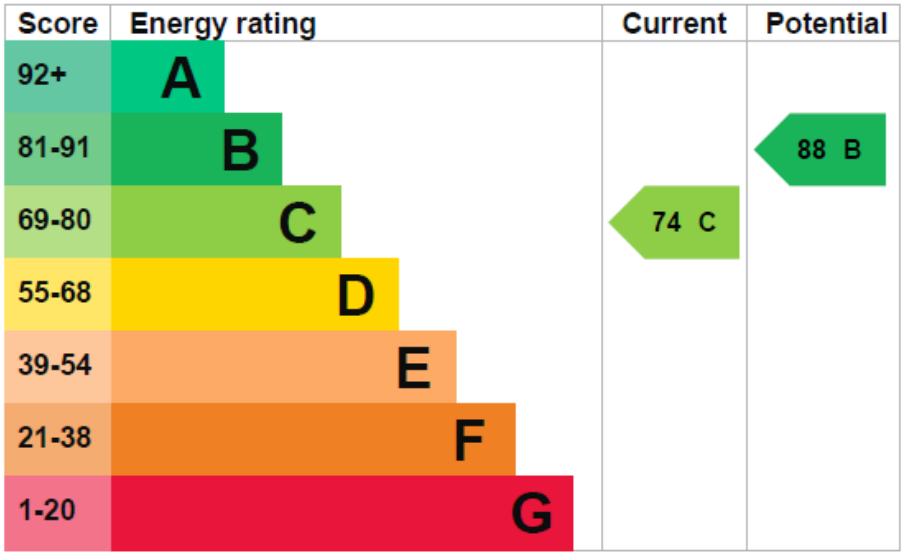
ENERGY PERFORMANCE

We have not prepared the Energy Performance Certificate (EPC). However, 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.

ENERGY EFFICIENCY RATING

The energy efficiency rating as given in the EPC certificate for the property is as follows:



This EPC rating has been produced based on the following observations made by the EPC assessor at the time of their inspection, which was carried out on 13/10/2015.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 25% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

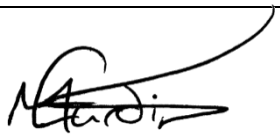
COMMENTARY ON EPC RATING

The assumptions made in this case are accurate, so I would assume the EPC rating to be accurate also. I have no further comments to make regarding the energy performance certificate for this property.

K

SURVEYOR'S DECLARATION

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

Signed	
Surveyor's RICS No.	7506621
Qualifications	Member of the Royal Institution of Chartered Surveyors (MRICS) Member of the Residential Property Surveyors Association (MRPSA)

For and on behalf of:

Company	Sodbury Property Consultancy Limited
Address	Registered Office: Ground Floor, Unit B Lostock Office Park, Lynstock Way, Lostock, Bolton, BL6 4SG
Phone No.	07821 179 007
Email Address	info@sodbury-property.co.uk
Website	www.sodbury-property.co.uk
Property Address	XXXX
Client's Name	XXXX
Date of Report	XXXX

DISCLAIMER

This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these. Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee. In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company. To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act* 1977 it does not apply to death or personal injury resulting from negligence.

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WHAT TO DO NEXT

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. Remember, this report can be used as part of the evidence used to renegotiate on the price you are willing to pay for the property.

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 the contractors to put the 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

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or if the surveyor does 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.

Any further investigations should be carried out by an appropriately qualified person, though 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.

RENEGOTIATING THE SALE PRICE

Now that you've had the survey completed, you are in a better position to make a decision on whether this property is suitable for your needs, but also whether the price you have agreed to pay fits within your budget considering any works which may need to be carried out.

When you made your offer on the property, there is a high likelihood this was based on a couple of viewings and maybe some discussions with the vendor or the estate agent. It is unlikely that you will have given much consideration to the costs of remedying condition issues unless they were really obvious during your viewings, and that's completely fair. Therefore, it follows now that you've been made aware of these issues and you know how much they will cost you to fix (by getting quotations), that you may want to revisit what you are

willing to pay for the property. This is a completely normal part of the sale process, and one for which the estate agent or their solicitor should have prepared the vendor, so it shouldn't come as a surprise. However, that doesn't mean to say that re-negotiations will always be welcomed – after all, you may be asking for a discount in the order of thousands or tens of thousands of pounds.

I should mention at this point that you are not **required** to re-negotiate on the price. However, as you'll see below, it is often necessary so that funds are available to carry out the required works.

When considering whether to re-negotiate the sale price, I urge you to consider the following:

- **What is your overall budget?**

  This could be savings, mortgages, loans for refurbishment works etc.

- **How much did you originally plan to spend on the house?**

  It is likely that when making your offer, you will already have considered costs such as redecorating, carpets, kitchens & bathrooms, doing up the garden etc.

- **How much are the unexpected repairs going to cost?**

  This will be from the quotations obtained as per the above. It is important to differentiate between expected works and repairs that you had not anticipated as the cost of the latter will be key in re-negotiating.

Now take the cost of the planned and unexpected works away from your overall budget and you'll be left with the maximum amount you can afford to pay for the house. It will then be up to you whether you try to negotiate the sale price down any further than this, and this will depend on market conditions, your relationship with the vendor etc.

Typically, a re-negotiated price will be the original offer price minus the cost of any unexpected works/repairs. There will always need to be some 'give' in this, but this is generally the starting point for most buyers.

You should also consider that if you are buying mostly with a mortgage, simply lowering the sale price doesn't automatically mean that you will have the difference to spend on repairs. If you negotiate 10% off the sale price, you will simply be borrowing 10% less on the mortgage and need a 10% smaller deposit. Therefore, you will need to make sure that after you've paid the deposit, stamp duty, legal & survey fees etc, that you will actually have the cash to hand to carry out at least the most urgent repairs. If you don't, this could lead to health & safety hazards getting worse, or parts of the property continuing to deteriorate, all of which could affect the future resale value.

A final note...

Most sale price negotiations will take place via the estate agent. **It is important to note that the estate agent is working solely for the vendor (seller). It is their job to get the best possible price for their seller, and their commission will also be based on the property sale price.** Therefore, there is likely to be some resistance to presenting reduced offers to the vendor. However, you should remain aware of your own best interests and I would urge you not to settle on an agreed price which over-stretches your budget. After all, you don't want your dream new house to become a financial strain!

And finally – best of luck and we sincerely hope you enjoy your new home!

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TERMS AND CONDITIONS