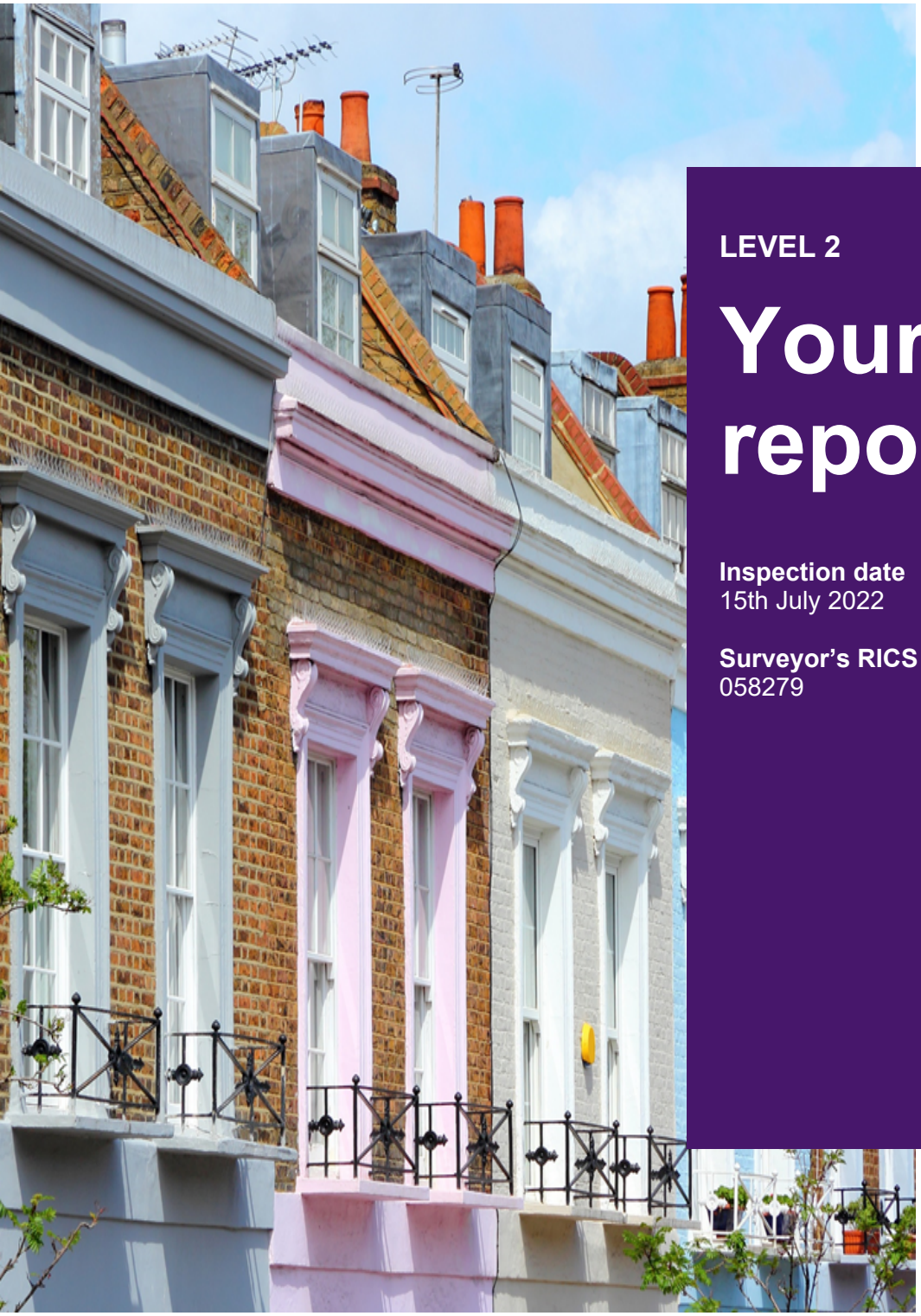


LEVEL 2

Your survey report

Inspection date
15th July 2022

Surveyor's RICS number
058279

2

Contents

A

About the inspection and report

This RICS Home Survey – Level 2 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 L) and
- a report based on the inspection (see *'The report'* in section L).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 only carry out a visual inspection.
- We 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 (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- 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.

A About the inspection and report

- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions** that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

A About the inspection

Surveyor's name

Bernard Pett

Surveyor's RICS number

058279

Company name

Bernard Pett Surveying

Date of the inspection

15th July 2022

Report reference number

022/047

Related party disclosure

I confirm that I have no interest in relation to the property, nor to the parties involved. I consider myself completely independent in relation to this transaction. I have no conflict of interest by providing this report.

Full address and postcode of the property

55 CLOCK HOUSE ROAD, BECKENHAM, KENT, BR3 4JS

Weather conditions when the inspection took place

It remained completely dry and sunny throughout my inspection. In the absence of rainfall it is not possible to confirm whether rainwater goods are fully effective.

Status of the property when the inspection took place

The property is occupied. There are furnishings throughout the building and floor coverings provided to all floors. There is also storage within cupboards.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. 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.

Important note

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

B Summary of condition ratings

Overall opinion of property

This traditionally constructed single family dwelling house has been extended to provide excellent accommodation. It generally remains in good condition with no urgent repairs required making it possible to budget for future maintenance costs. Windows have been replaced and function well and should be covered by a FENSA Certificate but there is no reference to this within the Bromley building control portal. The roof provides adequate protection to the house but rainwater goods may be under designed to allow them to function properly.

Repairs internally are essentially cosmetic. There is a need to have drains cleared of the present blockage. Boundary repairs will form a future expense fairly soon.

I do not consider there is anything within this report that should deter you from continuing with your acquisition.

B

Summary of 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’.

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	Comments (if applicable)
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F6	Drainage	
G3	Other	

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	Comments (if applicable)
D2	Roof coverings	
D3	Rain water pipes and gutters	
D4	Main walls	
D5	Windows	
D9	Outside other	
E4	Floors	
G2	Permanent outbuildings	

B

Summary of condition ratings

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	Comments (if applicable)
D1	Chimney stacks	
D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E5	Fireplaces	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Inside other	
F3	Water	
F5	Water heating	

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	Comments (if applicable)
F7	Common services	
G1	Garage	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

A semi detached single family dwelling house forming the right hand side.

Approximate year the property was built

1910

Approximate year the property was extended

2006

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The building is of traditional construction with solid brick walls. These have been pebble dashed completely externally. The elevations incorporate uPVC double glazed windows predominantly to a double hung sash style.

There is a traditionally pitched roof which retains a replacement covering of concrete interlocking tiles to the front slope. The dormer structure to the rear slope provides a felt covered flat roof. Pitched roofs to the extensions at the back have coverings of artificial slates.

Internally the floors are of timber construction with the exception of the single storey extension, forming the kitchen/dining room, where solid construction is provided.

C About the property

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	3		1		1			
First		3	1	1				
Second		2	1					
Third								
Other								
Roof spaces								

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.

Energy efficiency rating

C71

Issues relating to the energy efficiency rating

The EPC only refers to a marginal improvement to the current level.

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid fuel		Oil

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

Solar Photovoltaic provides energy to the national grid.
There is an alarm system but this has not been in use recently.

Other energy matters

C Location and facilities

Grounds

The property is situated on a rectangular plot with a slight incline from the pavement towards the house resulting in stepped access. The rear garden rises also. There is good boundary definition but fences are showing signs of general deterioration.

Location

The house is located in the Borough of Bromley. Clock House Road is an established medium density residential area. The property is positioned on the north west side of Clock House Road and therefore, has the front elevation facing south east.

Facilities

To the north is Clock House Station approximately half a mile distance. There are several bus routes and shopping facilities in Beckenham Road the A234. To the south west is Elmers End overland station, also approximately half a mile distance. There are further shopping facilities, including a Tesco Superstore, and bus services to this position.

Local environment

The overland railway line between Elmers End and Clock House travels behind the property beyond the rear boundary. Chaffinch Brook runs parallel to the railway line but is on the south east side of Clock House and therefore, not considered to be an issue.

The British Geological Survey indicates that the house is on a sub soil of London Clay. Also the superficial deposits in the area include clay, silt, sand and gravel. The property is therefore, considered to be in an area where there could be seasonal movement.

Directly in front of the property there is a need for permit parking between the hours of 10 am and noon Monday - Friday. However, the parking restrictions are eliminated beyond house no. 115 a short distance from the house.

D

Outside the property

D Outside the property

Limitations on the inspection

I have inspected the property from ground level utilising binoculars. I have also made limited visual inspection via the roof windows and camera footage.

All reference to directions are taken as if facing the front elevation of the property.

D1 Chimney stacks

1

To the front right of the property there is a brick constructed stack with rendered exterior. The stack has been reduced in height and a paving slab has been used to cap this at the reduced level. There also appears to be an air brick provided to vent the stack at the top. A further brick constructed chimney stack exists to the back left party wall line. This is also provided with a render application on the side of this property. From limited visibility within the back garden, I noted that this has been capped with a half round tile. Both stacks are considered to be in a slightly weathered condition consistent with age.

D2 Roof coverings

2

The main roof is pitched at the front but has been extended at the back with a dormer structure. Most of the rear slope therefore, has been eliminated.

The original covering at the front has now been replaced with concrete interlocking tiles and these incorporate a valley on either side of the projecting section over the bay. Glass reinforced plastic, use for these valleys, is showing an element of weathering whereas the replacement concrete tiles that now exist remain in a satisfactory condition despite having been installed in March 1984. There are three proprietary roof windows, one of which is deemed an escape window. These are provided with varying positions to allow them to be left ajar for ventilation but the escape window is over weighted to remain in an upright position to allow for escape from the building in the event of a fire. This window needs to be propped open in such an event.

To the rear of the property there is a flat roof structure forming a dormer within the rear slope. This extension was carried out in February 2006. I had limited visibility of the covering which is mineral felt. However, its considered to be in reasonable condition with the likelihood of 10 further years life span. There are Solar Photovoltaic panels located on the roof to provide electricity and these were installed in January 2011. These are weighted down on the roof with heavy paving slabs and their metal structure, under this weight, will bed in to the felt covering and therefore, could shorten the anticipated life span of the felt.

To the rear of the property a single storey extension was undertaken in February 2006. This extension provides dual pitched roofs, to both left and right, each with a central concrete tile ridge. The slopes, however, are provided with artificial slates which are independently clipped and to the inner facing slopes there are proprietary roof windows installed. These windows provide suitable ventilation in varying positions.

There is a valley created between the two inner roof slopes that incorporate the roof lights. The valley is only created with a felt membrane. Ideally a glass reinforced plastic lining would have provided as better resistance to weathering. It is feared that in new lining may become necessary within about 5 years.

D Outside the property

D3 Rainwater pipes and gutters

2

The front of the house is provided with half round plastic guttering which, to the left of the bay, has a downpipe which then discharges in to the guttering of the front canopy before a further downpipe takes this water to the ground. The lower downpipe is engulfed in vegetation and this is likely to simply discharge in to the front garden area.

A downpipe on the right side of the bay discharges below ground either in to the ground or possibly to the drainage system.

To the rear of the property, further half round plastic guttering serves the dormer structure and this has a downpipe to the right discharging in to the previous guttering to the base of the roof. There is then a further outlet from this guttering and a down pipe to the right hand side taken into the guttering of the extension.

There is therefore, a considerable amount of water being collected by this right hand gutter which collects rainwater from the roof it serves as well as the an amount from the main roof and the dormer extension roof. This may lead to overspill.

To the left side of the extension is a further section of guttering which has a downpipe to the rear. The guttering serving this, however, does not have a stop end and water may discharge beyond the downpipe position.

One further downpipe exists to the rear extension. This is centrally positioned with a water receiver serving the central valley referred to above.

All three downpipes discharge beneath the timber decking. It cannot therefore, be determined whether they join the main drainage system or taken to the rear garden, perhaps to a soakaway. There was slight evidence of leakage from joints but this was fairly minor.

D4 Main walls

2

The main walls are thought to be of solid brick construction but the complete exterior of all elevations have now been covered with pebble dash finish the majoprity of which has been painted.

Only minor defects were noted, including small repairs to the front, repairs around windows to the right hand flank together with an infill of a window at ground floor level. The rear elevation did reveal two hairline cracks to the window opening above the first floor left bedroom. No major repairs are required.

There is a later provided pebble dashed application at low level to form a perimeter plinth. This may have been undertaken as part of damp proofing works in the past but covers any such works that may have been undertaken. The rear extension is assumed to be of block work construction with a simple rendered finish which is painted.

Sub floor ventilation includes one air brick beneath the front entrance door and two air bricks within the front bay. A further air brick exists along the right flank. Unfortunately I was not able to determine whether air bricks have been provided at the rear to ventilate the sub floor space beyond the solid floor construction of the rear extension. The absence of sufficient sub floor ventilation can lead to timber defects within the sub floor space.

The walls creating the dormer rear extension at roof level has vertical tiles hung externally to weather the structure. These are considered in a satisfactory condition.

To the left front party wall a small sapling is beginning to grow.

D Outside the property

D5 Windows

Original windows to the principal rooms of this property would have been provided with timber single glazed double hung sashes. These have now been replaced with uPVC double glazed units. These operated adequately but were slightly stiff in most cases. They include a provision to allow the windows to be let down in to the room for easy cleaning. They are provided with window locks. 2

Obscure glazing was provided to the lower pane of the shower room window at the front.

To the right hand flank two fixed pane windows with openable fanlights include obscure double glazing and are provided to the ground floor bathroom and first floor WC.

These replacement windows are all in good order.

At roof level there are three proprietary roof windows to the front slope. These all opened but did not remain in an open position other than the one to the hallway to the left of the front slope. Of particular concern the inability of the escape window to remain in an open position and its own weight would prevent safe, easy means of escape in case of a fire.

Further proprietary roof windows are located over the kitchen/diner element of the new extension and these could be opened and remain in an open position if needed.

A fixed double glazed roof light has been custom built to cover the area that joins the two inner roof slopes. There is a lack of accessibility to this particular area of glazing. Roof windows also lack cleaning.

D6 Outside doors (including patio doors)

The front entrance door to the house consists of hardwood with ornamental single leaded glazing. The door functions adequately and is provided with a cylinder lock, deadlock and letterbox. 1

To the rear of the property there are two double door combinations of uPVC construction incorporating full pane double glazing. These units also incorporate fixed double glazed sidelights above which there are openable fanlights. To the attic level a pair of double doors serve each of the bedrooms. These are of uPVC construction, double glazed and open inwards. Juliette balconies of vertical metal construction are securely installed.

These all operated well.

D7 Conservatory and porches

There is a canopy to the front which provides shelter whilst unlocking the front entrance door. The roof is provided with artificial slates and served by a square section gutter which also receives the gutter from the main roof to the left of the bay. 1

There are steps from the entrance path up to entrance level as well as the threshold step formed beneath the entrance door.

D8 Other joinery and finishes

Where the property has been extended to the rear there is the provision of plastic facias and plastic barge boards. These provide maintenance free finishes. However, to the front and rear of the original roof levels, there are softwood painted facias (gutter boards). These will require regular painting and good preparation in the future. 1

D Outside the property

D9 Other

Where the properties has been extended to the rear there is a gap between the extensions along the left party wall line between 55 & 57. This gap is totally inaccessible and is not provided with any form of weathering. There is of course suitable guttering serving the left flank of the extension of no. 55 but nevertheless leaves, debris, moss, silt and even paper pose a future problem and potential dampness. 2

To the rear of the extensions there is a decked patio. This includes a deck formed step to give access to the raised rear garden level.

Decking is slippery when wet and the steps from this decking to the rear garden are quite steep.

E

Inside the property

Inside the property

Limitations on the inspection

I have inspected the property whilst it was occupied. Floor coverings, consisting mainly of carpeting, were provided to the principal rooms together with engineered flooring to the kitchen/dining areas. Ceramic tiles are provided to the ground and second floor bathrooms, first floor WC compartment and shower room.

E1 Roof structure

1

The roof structure was of traditional construction but the majority of it has now been formed in to an extension to the rear roof slope to create two bedrooms and a bathroom.

Cupboards have been retained to the front slope. These confirm traditional softwood construction together with the provision of a reinforced roofing felt beneath the tile covering. Fibre glass insulation quilt has been laid beneath a false floor within the two cupboard areas and there is also evidence of insulation having been provided within the dormer construction above ceiling level.

I observed a substantial steel member which provides support to the floor. Each cupboard space has the provision of a light. The right hand cupboard which includes the roof gable (triangular section) incorporates a uPVC double glazed fixed pane window. This provides light but no ventilation (an openable window would have been more suitable).

The brickwork forming the gable is fairly haphazard and includes brick pieces rather than full bricks. The internal face of the stone lintel support above the windows shows there is little bearing internally to support it. Externally, however, it would appear to span the opening adequately. Fortunately there is only a small area of brickwork being supported above thus it does not cause concern.

To the right hand flank there is the projection of the chimney breast. This shows signs of previous water entry which are thought to be historic .

E2 Ceilings

1

The property would appear to be provided with boarded ceilings throughout, a large number of which incorporate downlighters. The attic level includes sloping ceilings as does the dining and kitchen area. The majority of ceilings also include coving.

In the front right hand bedroom the coving has a very poorly executed joint to the left side. There are board line joint cracks to this front bedroom and also to the back left bedroom. Separation has occurred to the coving in a number of rooms notably the back right hand room to the right hand side. This is also notable within the shower room where lining paper joints were observed. The entrance hall appears to have the provision of Artex as there is a textured finish as well as the provision of cornicing. Artex is a material known to have a small quantity of asbestos within it. This is not considered dangerous if left undisturbed.

The main living room has damaged ceiling plaster which more or less outline the hearth position from the room above. This is quite a notable crack and is formed where the plaster abuts the solidly constructed hearth position. The downstairs bathroom shows a joint line crack. There is an embossed paper ceiling to the inner ground floor room between the hall and the rear extension. The removal of this embossed paper may lead to loss of plaster and exposure of joints/cracks.

The kitchen ceiling finish, where it is flat (thus the original part of the property) is a fairly uneven.

The defects referred to are essentially cosmetic.

E Inside the property

E3 Walls and partitions

1

On the upper level all partitions are of timber and plaster construction including dry lining to party walls and flank walls. The bathroom is fully tiled on this level.

The landing on this level shows vertical cracks to the partition junction, where it meets the left party wall, and also where the ceiling junction meets the party wall itself. In the of the first floor front bedroom there is slight separation between the partition and the right hand flank. There is also a diagonal crack within the plaster, believe to be lath and plaster, diagonally adjacent to the door. Furthermore this penetrates on the hall side and there is a further diagonal crack (hall side) towards the WC compartment within this partition. To the back right bedroom there is a crack over the door and within the back left bedroom a crack above the window to the left hand side.

The WC compartment shows separation between the stud partitions that form it, where they abut the right hand flank wall. This room also indicates, to the flank wall, signs of leakage from the bathroom on the second floor and water has run to cause slight damage to the decorative finish. The WC compartment is half tiled. In the shower room the walls and partitions are 90% tiled. The landing to the first floor includes a joint crack with the party wall junction similar to the first floor.

Plaster work in the entrance hallway to the right hand partition (living room) is bulging slightly and could have been a previously infilled door opening to the living room. Hollow areas of plaster were noted at low level beneath the living room ground floor window and paint decoration has also been lost. The bathroom on the ground floor level is 2/3rds tiles. There is a plain opening between the inner room and the extension to the left hand side. This is possibly where previous French windows have been removed. Within the extension there is cracking along the left hand flank with a full height crack towards the centre of this wall and further cracking indicating slightly disturbed blockwork to this left wall towards the back.

The kitchen right hand flank has the provision of tiled splashbacks but to the extension there are signs of filled holes along the right hand flank.

These faults are all considered to be worthy of simple cosmetic repair.

E4 Floors

2

To the attic extension level the floors are of timber construction and thought to have a chipboard tongue and grooved finish beneath carpeted surfaces. As a result there is creaking of boards notably to the entry of the back left room and also a loose board near to the centre of the right hand bedroom. Creaking boards continue to the landing area. There is also isolated creaking to the boards to the front first floor bedroom. The landing level at first level is slightly out of level to the left hand area. Loose boarding was noted to the front living room towards the front right side. I understand there is access at this position to the incoming water main where the pressure can be adjusted. Carpet has not been lifted and rooms fully furnished.

The inner room between the hall and the extension there is an unsupported board in the middle of the carpet.

The kitchen within the original part of the house as well as the full area of the extension is of solid construction. This has an engineered floor finish which has become patchy due to wear. It is also quite scratched prior to exist from the right hand pair of double doors.

Timber floors to the remainder were all found to be firm underfoot and did not exhibit excessive springiness. However when carpets are removed it is likely that minor repairs will need to be undertaken.

The bathrooms (ground and attic level), WC compartment and shower room (first floor) are all provided with floors that have had ceramic tiles applied to them.

E Inside the property

These are not at a raised level greater than the perimeter floor level and would suggest that tiles have been laid simply on plywood to the thickness of the original boards and not on cement board suitable for tiling. There is therefore, a possibility that tiles will crack in the future and at present there are already signs of movement to the tiles which has resulted in dislodged grouting.

E5 Fireplaces, chimney breasts and flues

1

At ground floor level the living room is provided with a metal surround, raised tile hearth and incorporates a coal effect gas fire. This is provided with a flue through the main chimney flue to disperse gasses outside the right hand flank.

In the inner room between the hall and the extension there is a further coal effect gas fire with metal surround and a raised marble hearth. There are some plaster defects to the chimney breast itself, but these are cosmetic.

In the extension there is wood burning stove. This has a flue protruding through the back left corner of the extension.The flue is taken to a suitable level externally. The fire is served by an air vent positioned to the back of the extension. To the first floor level fireplaces have been removed from the back left bedroom and front right bedroom. However, the chimney breasts still remain. Ideally these should be vented but no vents have been provided. There is minor cracking to the chimney breast to the back left bedroom at high level. Cupboards have been formed across the chimney within the front bedroom together within the chimney breast recesses.

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

1

Kitchen units, understood to be from Ikea, were installed in 2006. Despite their age they remain in a functional condition but lack modern cushion closures to doors and drawers. There is minor isolated damage but the kitchen units remain in a serviceable condition. They are provided with natural Beech worktops which have become worn and lack protective finish around the sink area and towards the rear. There are free standing dishwasher and washing machine appliances as well as a large independent gas range above which there is an extract hood which has an exit point to the right hand flank.

In the front main bedroom to the full width of the right hand flank there are chimney breast recess cupboards which span fully across the chimney breast itself. They incorporate shelfing and rails and provide good storage.

In the back left bedroom there is a further cupboard and this accommodates the boiler as well as the storage tank for the hot water.

This is an existing cupboard and lacks any recent decoration within it.

Beneath the stairs there is a storage facility with two triangular doors providing access to the meters of the gas and electricity.

E7 Woodwork (for example staircase joinery)

1

The staircase is of traditional construction and the timber work is exposed within the under stairs cupboard at ground floor level.

It was noted that a number of glue blocks were missing and where additional glue blocks have been added some were loose. The absence of glue blocks will lead to the stairs creaking.

There is a suitable handrail and balustrade provided to the flights and first floor landing. However, a

Inside the property

later added balustrade to the attic level is not secure and at present dangerous.

This appears to have been introduced by the removal of a partition but once encased the staircase. It also has meant that there is a door at the top of the stairs has been removed. However, one side of the lining remains together with the keep for the latch of the door.

Rooms are served by six panel doors which, to the principal rooms, are fitted with self closing devices. However, a number of devices have been released from the frames , for example, the living room door and the double doors that serve the inner room. Self closing devices are there to protect the means of escape but by the same token they can cause injury particularly to small children.

A number of doors to the bedrooms are provided with night latches in addition to the normal handles and a large proportion of doors have been rehung on the opposite side to their original fixing. This has left hinge cut outs exposed and also resulted in light switches to rooms being behind door positions. This affects most of the bedroom doors on the first floor level. The architrave to the WC door has a large cutout to it and there is no provision of a door keep. The shower room door has a repair to its frame where there has been a previous room lock.

Due to the self closing devices there is the introduction of door restraints which appear to be magnetic. They are quite strong and as a result in the back left attic bedroom the skirting is pulled away from its fixing to the partition to the front first floor bedroom the door restraint has broken.

Skirtings and architraves vary in type but are considered adequate and functional.

E8 Bathroom fittings

White bathroom fittings are installed and these include cantilever predominantly circular basins, dual flush, close coupled WC suites, a kidney shaped shower tray to the first floor front shower and enamel baths to the ground floor and attic level. 1

There is a small wash hand basin to the WC compartment on the first floor. Basins include mixer taps and there is a pop up waste which becomes stuck in the ground floor bathroom whereas wastes to the remaining basins are a flip type. These can wedge in their positions and seldom fit snuggly to allow water to remain within the basin. The basin within the attic level bathroom is chipped. Baths are provided with handles and glass screens together with shower facilities.

Sanitary fittings are considered adequate and serviceable.

E9 Other

The kitchen is equipped with a double bowl china sink set within the worktops. It is fitted with a mixer tap. 1

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

I have inspected the services as far as is practical. The majority of wiring and pipework are concealed but will be referred to where seen.

F1 Electricity

***Safety warning**: The 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 the Electrical Safety First.*

3

Electricity is supplied from the mains. There is a service head and meter within the under stairs cupboard and this supplies the consumer unit which was installed in 2011. There is a note recommending there should be a reinspection in 2021 and clearly, as the sticker remains, this has not been carried out.

In addition to a supply meter, there is also a further meter that relates to the solar power that is being generated by the panels on the roof. I have been advised that this power is generated to supply the national grid so effectively electrical appliances, in use in the property, use this power rather than taking the power from the mains supply.

Throughout the property there is a combination of downlighters, set within ceilings, as well as pendent light fittings and these are served by rocker switches the majority of which are surface mounted rather than flush. A number of downlighter bulbs were noted not to function. Double socket outlets were noted to the principal rooms. The consumer unit incorporates a residual current device which is a device to avoid electrocution. Pull cords are provided to the light serving the ground floor bathroom, first floor WC and shower room, but to the attic bathroom there is a switch within the hall together with an isolating switch for the fan that operates at the same time as the light. This fan was noisy and only has a short overrun. The fan in the shower room did not appear to operate. It also requires cleaning.

I have not has sight of any paperwork to confirm that there has been a recent test to the system to confirm that it is safe and compliant.

On each level there are battery operate smoke detectors. These were found to be functional on all levels but to the ground and first floor levels there are further smoke detectors that were not operative.

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.*

3

Gas is supplied from the mains. There is a meter located within the under stairs cupboard. A supply is taken to the kitchen to serve the gas range with a further supply taken to the back left bedroom to serve the boiler. Gas fires are also served to the reception rooms.

I have been advised that there is an annual check on the boiler arranged through a local contractor. I have not had sight of any documentation to this effect.

I did not observe a carbon monoxide detector for the open appliance within the kitchen nor the two

F Services

open gas coal effect fires to the inner reception room and front reception room. These fires should be checked before use by a Gas Safe engineer.

F3 Water

Water is connected to the mains supply. Within the front pavement there is a water board stopcock together with meter which appears to be served by a smart device. There is also a tool to operate the stopcock. I was advised that the incoming main was enlarged and there is a pressure adjuster within the front living room right hand corner. This has not been observed. 1

Appliances are assumed to be all mains fed as there is no longer any storage facility within the property. There is an outside tap to the right hand side towards the back.

F4 Heating

A Vaillant fan assisted boiler was installed to the back left bedroom. There was no reference to this installation within the Bromley building control portal. 3

This serves steel radiators, the majoprity of which have thermostatic control valves and there are also chrome ladder heated towel rails to the attic bathroom and first floor shower room. No heating is provided to the ground floor bathroom. Column radiators are provided to the dining area, kitchen and living room. The entrance hall includes a radiator but there is no radiator to the first floor landing nor second floor level. Thermostats and programmers were noted to the ground and first floor levels.

At the time of my inspection the boiler showed a suitable operating pressure. I would advise that you obtain the details of the present Gas Safe engineer who maintains the system.

F5 Water heating

Hot water is provided from the central heating boiler mentioned above. It supplies a hot water tank which has been installed with a pressure vessel to it. 1

This ensures that there is adequate pressure to the various appliances. There are, however, three showers to this property as well as other appliances that use hot water. At times there could be pressure fluctuations if to many appliances are used at once.

F6 Drainage

Along the right hand flank there is a plastic vent pipe towards the back prior to the extension and this has a plastic waste which previously served two appliances. It is likely that this originally served the kitchen before the present kitchen was installed. It is actually now considered to be a redundant pipework arrangement. There is no cover to the top to prevent the entry of birds. 3

Towards the front of the property there is a further plastic soil and vent pipe which incorporates a cast iron section between plastic low level and high level sections. This receives the WC waste on all levels as well as the waste from the attic bathroom. There is no cover to the top to prevent the entry of birds. There is an open gulley along the right hand flank towards the back which receives the waste from the kitchen. This includes the dishwasher and washing machine.

An open gulley towards the front of the soil and vent pipe receives the waste from the first floor basin and ground floor bathroom. There is no gulley grate.

F Services

These gullies discharge in to a mains drainage system that runs along the right hand flank from the rear to the front.

An inspection chamber to the rear has a lightweight cover and frame and incorporates a clear channel. It would also appear to collect drainage from the back of the house which may therefore, serve the down pipes discharging beneath the decking.

The next chamber, positioned towards the front of the house, has a cover that gives access to both the drainage of no. 55 and also the drainage of no, 53. Clear drain runs were noted although there is slight water retention within the drain run of no. 55 at this point.

To the front of the house a water receiver and downpipe discharge to an open gulley and this serves the shower room on the first floor. This gulley needs to be cleared as it is retaining water and appears blocked.

Prior to the sewer connection within Clock House Road there is a further chamber to the right hand front corner. This has a lightweight cover and frame and when lifted the drain connection was found to be completely blocked. Effluent only flows due to the absence of the cover that previously existed to the rodding access of the intercepting trap. This trap needs to be cleared of the present obstruction so the drains function properly.

F7 Common services

There appears to be no common services to this property. NI

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

I have inspected the property from the boundary definition.

G1 Garage

None NI

G2 Permanent outbuildings and other structures

2

There are no permanent outbuildings. However, there are four timber structures (3 sheds and 1 summerhouses). These provide useful storage. The shed positioned to the rear left side contains numerous cracks to "glazed panels". These temporary structures are all provided with felt tile roofs which remain in reasonable condition. The roofs do not have any form of guttering and therefore, this will accelerate the deterioration of the timber structure which is already aged and weathered.

There is a covered area for further storage between the front left shed and further covered storage for logs for the wood burner. Whilst these outbuildings could be described as in poor condition they are nevertheless functional for the short term.

G3 Other

3

Boundaries are well represented at the front with brick walls (excluding left, which simply has a hedge). The one to the right is relatively newly constructed and includes weep holes to allow water to escape rather than be retained from the front garden.

The front boundary, with the pavement, however, is an old wall which includes soft red weathered brickwork. It appears to have been reconstructed at some stage and has included the provision of tiles to act as a weathering protection to the top. The pedestrian access is not served by a gate. There are steps leading from the pavement up to the front entrance path which then lead to further steps before entry towards the front entrance door.

A relatively steep ramp exists to the right side of the property to serve both back accesses of no's 53 & 55.

Rear boundaries are in poor condition formed with timber post supports and panel fencing. Both sides are badly deteriorated and largely engulfed by shrub growth. However, the left boundary suffers from decayed timber post supports which are being pulled in to the garden whilst supporting the grape vine.

To the very rear of the garden there is a chain link fence which is engulfed by Ivy growth. This is the boundary with the railway line.

The rear garden is mature with shrubs and trees and there is a fire pit a short distance from the rear patio area.

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

My inspection of the Bromley building regulation portal confirms

1 the installation in relation to the solar system, replacement of consumer unit and alterations to the electrical installation in 2011.

2 the rear extension, loft conversion, ground floor bathroom and first floor WC in March 2006. There was also a previous loft conversion before the one presently existing and this was in 1993.

3 the roofing work was approved in 1984.

I observed no reference to the installation of the windows which should be covered by a FENSA Certificate on the basis they were installed after 2002. I would also have anticipated approval for the installation of the boiler which is likely to have been within the last 15 years.

H2 Guarantees

I am unaware of any guarantees that might relate to this property at the present time.

H3 Other matters

In view of the condition of rear boundaries your legal representative should endeavour to obtain confirmation of ownership particularly as both are in poor condition.

There is no boundary separation between 55 & 53 along the right hand flank although separate accesses exist to the front of the property. These are in poor condition.

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.

Risks

I1 Risks to the building

Water ingress may occur in the foreseeable future due to the pressure that is applied by the weight and metal construction of the solar panels on a felt flat roof. Deterioration of this roof under pressure will be accelerated by the hot spells we are experiencing at present.

Similarly the felt lined valley that exists between the sloping sections of the rear extensions is considered a short life material and will warrant replacement in the short term.

The rainwater gutter arrangement, particularly to the back right corner of the main building, discharging in to the right hand guttering of the extension is likely to result in overspill over the gutter. Consideration is given to providing an additional downpipe discharging to an open gulley along the right hand flank.

It is possible that you could discharge rainwater in to the existing soil and vent pipe which is presently thought to be redundant. Bromley, however, do have a policy for surface water not to be combined with the foul water system. I cannot confirm whether or not there is surface water drainage by means of soakaways within the front and rear gardens.

I did not note any significant damp readings to external walls. The provision of the pebble dashing at low level to provide a plinth suggest that some damp proofing works may have been carried out in the past.

Active timber infestation was not noted nor were there signs of severe decay. There remains a possibility of concealed attack to the timbers that form the ground floor structure particularly as sub floor ventilation is not significant and cannot be confirmed to exist beyond the rear solid floor of the extension.

I2 Risks to the grounds

The building is located on a London Clay sub soil. London Clay causes structural movement due to changes in water consistency. This is usually associated with tree root action or escape of water from drainage defects. There are no trees within close proximity that would give rise to concern. Drainage blockage, however, was noted to the front inspection chamber and this should be clear so that it does not back up further along the length of the drains where it could possibly leak from joints.

The fact that the property has been completely pebble dashed conceals the condition of the brickwork and there remains a possibility there is concealed historic cracking. Subsequent cracking, however, to the rendering was not noted.

I3 Risks to people

I have not had sight of any documentation to confirm there has been a recent test undertaken to the electrical installation. The consumer unit indicates it was installed in 2011 and a sticker suggests that a test should have been carried out in 2021. Defects are not suspected.

The smoke detectors are only battery operated and rely therefore, upon the individual to replace the batteries. Two smoke detectors one to the first floor and one at ground floor level were not operative.

The balustrading provided to the attic level staircase is loose and could easily be dislodged to allow someone to fall down the stairs.

I have not noted a carbon monoxide detector in any of the rooms where there is an open gas appliance.

The wood burning stove within the back left side of the dining area is unprotected and represents a danger.

There did not appear to be restrictors to the sash windows. They were, however, stiff to operate and it is unlikely that any child would be able to operate them.

The escape window to the front roof slope does not operate properly and would need to have a stay

I Risks

I3 Risks to people

inserted in order for it to be utilised in the event of a fire.

Several self closing devices have been disconnected from room door frames. The under stairs cupboard is not lined and exposed timbers are therefore, vulnerable to fire spread.

I4 Other risks or hazards

There is an element of noise nuisance due to passing trains beyond the rear boundary. When inside the house, however, the train noise is not significant at this time of year. When trees loose their leaves during the winter, however, the noise nuisance may be more apparent.

J

Surveyor’s declaration

J Surveyor's declaration

Surveyor's RICS number

058279

Phone number

0208 658 9002

Company

Bernard Pett Surveying

Surveyor's address

First Floor, Anley House, 323 Upper Elmers End Road, Beckenham, Kent, BR3 3QP

Qualifications

FRICS

Email

bernard@thepropertysurveyor.com

Website

www.thepropertysurveyor.com

Property address

Client's name

Date this report was produced

19 July 2022

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

Signature

Security Print Code [373806 = 7307]

K

What to do now

K

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.

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.

L

Description of the RICS Home Survey – Level 2 service and terms of engagement

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey only) service includes:

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

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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. This includes taking up fitted carpets, 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.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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 the surveyor does not move or lift insulation material, 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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend 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 CAR 2012), 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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:

- **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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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.

L Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency and environmental impact ratings in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) 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:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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).

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.

L

Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Complaints handling procedure

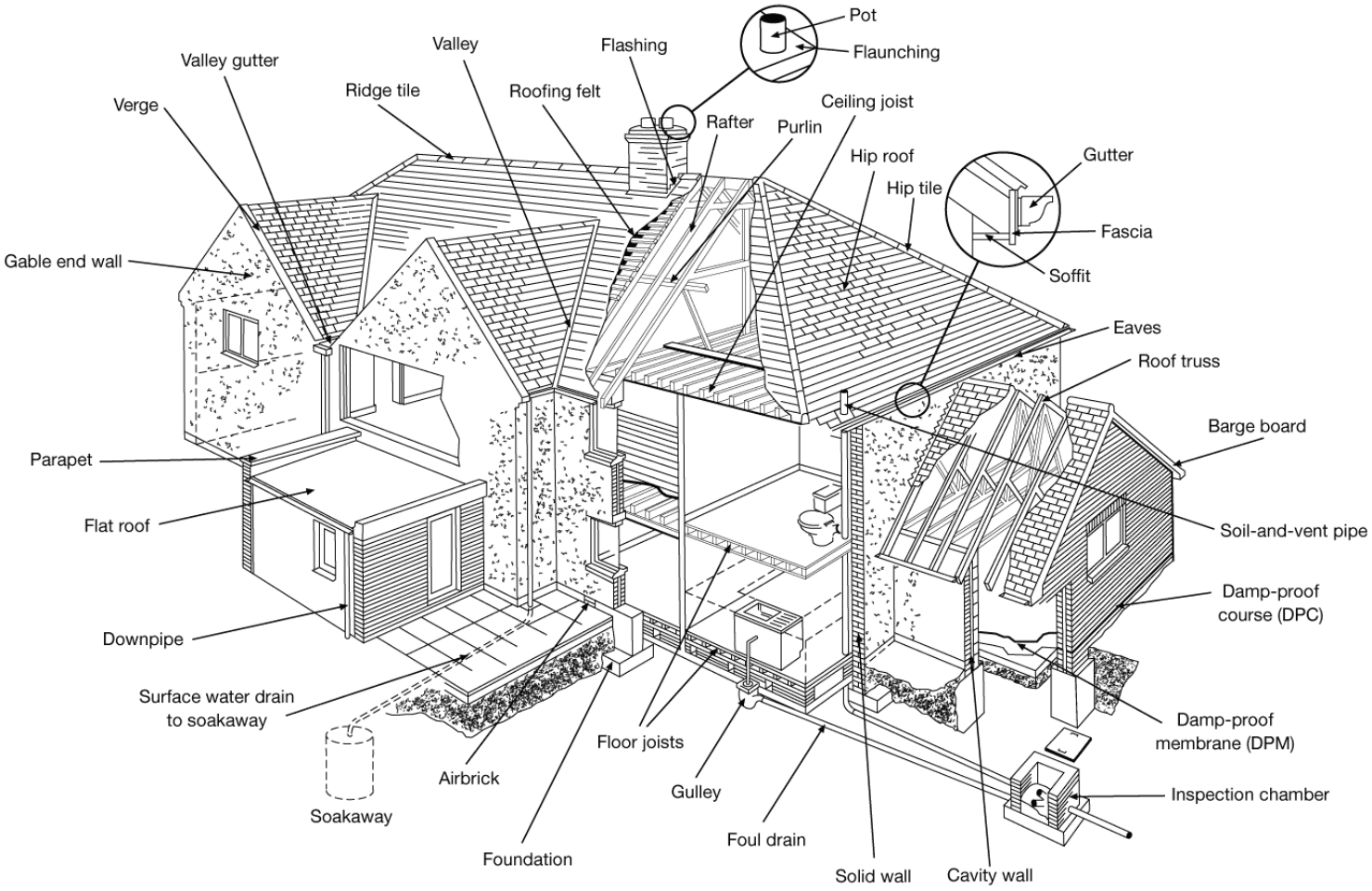
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

M

Typical house diagram

M 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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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.
  Flat roofing has a limited life, and is at risk of cracking and blistering.You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it’s raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Maintenance tips

Inside the property

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

- **Roof structure:** When you access the roof area, 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.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insultation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.