

Connells

SURVEY & VALUATION



LEVEL 2

Your survey and valuation report

Property address

19 Minerva Way, Cambridge, CB4 2TY

Client's name

Miss E Wood

Inspection date

16th November 2021

Surveyor's RICS number

1113173

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for 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. Also, we do not remove secured panels or undo electrical fittings.
- 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

H Jones

Surveyor's RICS number

1113173

Company name

Connells Survey & Valuation Ltd

Date of the inspection

16th November 2021

Report reference number

X6899687

Related party disclosure

We are not aware of any conflicts of interest as defined in relevant RICS documentation.

Full address and postcode of the property

19 Minerva Way, Cambridge, CB4 2TY



Street Scene



Front Elevation

A

About the inspection



Rear Elevation



Garden

Weather conditions when the inspection took place

At the time of inspection it was dry.

Status of the property when the inspection took place

The property was unoccupied and unfurnished.

B

Overall opinion

This section provides our overall opinion of the property, 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 L, *'What to do now'*, and discuss this with us if required.

B

Summary of condition ratings

Overall opinion of property

The property is considered to be a reasonable purchase although there are a number of defects which require immediate attention and which will require some expenditure at the outset. We would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard.

You should investigate the cost of these works prior to a commitment to purchase. Once known, you may wish to re-negotiate the purchase price to reflect them.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. You should understand that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

B

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) |
|-------------|------------------------------|--------------------------|
| D2 | Roof coverings | |
| D3 | Rain water pipes and gutters | |
| D4 | Main walls | |
| D5 | Windows | |
| D6 | Outside doors | |
| D8 | Other joinery and finishes | |
| E1 | Roof structure | |
| E3 | Walls and partitions | |
| E4 | Floors | |
| E6 | Built-in fittings | |
| E8 | Bathroom fittings | |
| E9 | Inside other | |
| F1 | Electricity | |
| F2 | Gas/Oil | |
| F3 | Water | |
| F4 | Heating | |
| F5 | Water heating | |
| F6 | Drainage | |
| G2 | Permanent outbuildings | |

B

Summary of condition ratings

| | | |
|----|-------|--|
| 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) |
|-------------|--------------|--------------------------|
| E2 | Ceilings | |
| E7 | Woodwork | |

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) |
|-------------|--------------|--------------------------|
|-------------|--------------|--------------------------|

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) |
|-------------|--------------------------|--------------------------|
| D1 | Chimney stacks | |
| D7 | Conservatory and porches | |
| D9 | Outside other | |
| E5 | Fireplaces | |
| F7 | Common services | |
| G1 | Garage | |

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

A three bedroom mid-terraced house. The property was originally constructed for the local authority.

Approximate year the property was built

1970

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The walls are of cavity masonry construction under a pitched roof covered with tiles. The floors are a mixture of timber and solid construction.

Accommodation

| | Living rooms | Bed rooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other |
|--------------|--------------|-----------|----------------|-----------------|---------|--------------|---------------|-------|
| Lower ground | | | | | | | | |
| Ground | 2 | | | | 1 | | | |
| First | | 3 | 1 | | | | | |
| Second | | | | | | | | |
| 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 property is generally as described in the EPC, although, some elements are outside the scope of this inspection.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil

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

None known.

Other energy matters

Not applicable.

C

Location and facilities

Grounds

There are gardens to the front and side of the property.
There is a small parking area to the front of the property.

Location

The property is situated in an established residential area convenient for local amenities.

Facilities

You should familiarise yourself with the locality and its facilities before purchase.

Local environment

This property is in an area which has been identified as being at possible risk of surface water flooding and your Legal Adviser should make full enquiries with the relevant agencies prior to exchange of contracts. For the purposes of this report, it is assumed that ongoing buildings and contents insurance cover can be obtained on normal terms.

This survey does not cover potential issues arising from historic land uses or localised underground geological conditions.

D

Outside the property

Outside the property

Limitations on the inspection

The external inspection of the building was limited to those parts that could be seen from ground level within the boundaries of the property and from accessible public areas. As a result, where Condition Ratings have been provided these may be based on our limited inspection.

We were unable to view the valley gutters and cannot confirm their condition.

In accordance with the RICS instructions governing provision of the Level 2 Survey service, only a random sample of windows has been opened. As a result, it is possible, that defects may exist with those windows not opened.

D1 Chimney stacks

There are no chimneys.

NI

Not inspected.

D2 Roof coverings

The roof is pitched and covered with tiles laid over a lining on a timber frame.

3

Some defects were noted including the valley gutters are severely blocked with vegetation. The mortar under the verge tiles is cracked and fallen away in places. Repairs should be carried out to ensure that the roof remains weathertight and does not leak.

In view of the roof profile, valley gutters must be present. These could not be viewed externally. As a result we are unable to comment on their condition. However, no leakage was visible internally in the location of the gutters.

Metal flashings have been used to close the junctions between roof surfaces and adjacent walls. These are lifting in places and require repair/replacement.

Condition Rating 3.

Moss can prevent the correct run off of rainwater and cause deterioration of the covering. It can lead to blockages in rainwater goods. You should ensure that any excessive moss growth is removed when necessary.

The valley gutters could not be closely inspected. Gutters of this type are vulnerable to blockage and can be a source of damp penetration that can potentially lead to timber decay. You should make sure that regular maintenance inspections are carried out.

Roofing felt can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom of the roof and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times and the felt should be replaced as soon as any deterioration is seen.

D3 Rainwater pipes and gutters

The property has PVCu gutters and downpipes.

3

It was not raining at the time of inspection, but there was evidence that there are defects with water staining at the gutter and downpipe joints and staining and moss on the brickwork. The rainwater goods should be water tested to establish their full condition and all necessary repairs undertaken.

D

Outside the property

Defects were noted including the downpipe has become detached from the guttering. There is also a damaged downpipe bracket. The guttering is also severely blocked with debris/plant vegetation and repairs are now required.

Condition Rating 3.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes are regularly cleaned and maintained.

D4 Main walls

The walls are of cavity masonry construction.

3

The structural condition of the walls appears to be generally satisfactory and we found no evidence of significant cracking, subsidence or structural movement. The main walls all appear to be satisfactorily straight and true to the eye, and generally well pointed.

Some repairs are required to the wall surfaces including frost damaged brickwork, repointing, minor cracking and damp walls.

There are a number of minor cracks in the external walls, probably due to nominal thermal moisture changes, installation work of double glazing and general shrinkage of mortar. Whilst not structurally serious, cracks should be filled to prevent water penetration.

Damp proof course

Damp proof courses (DPC's) are built into properties to prevent the movement of ground moisture through the wall and prevent deterioration of internal fixtures and fittings and also to prevent high levels of moisture leading to wood rotting fungi.

We were unable to identify the DPC in the property due to the painted external finish. In a property of this age, it is likely that a bitumen DPC would have been used. However, further investigations are recommended to confirm the presence of a DPC.

Dampness was detected at low level to the main walls and further specialist investigation to the whole property is required prior to exchange of contracts.

DPC's should ideally be 150mm above external ground level. In this case, ground levels are high in some positions and this could lead to bridging, causing dampness to the interior of the building. External levels should now be reduced as a precaution.

Condition Rating 3.

There is white staining on the surface of the wall called efflorescence. This is a crystalline deposit of salts often seen on the surface of concrete, brick, or natural stone surfaces. It occurs when water leaves behind salt deposits which are present in the masonry. Efflorescence does not cause any particular damage to the wall and can be brushed off when necessary.

Current Building Regulations require the provision of a cavity tray to be incorporated in cavity walls above structural openings such as windows and doors to prevent damp penetration internally. This property was built prior to this requirement and as a result, it is unlikely that cavity trays are present. While we saw no dampness at the time of inspection, it is possible that water penetration could occur, particularly during severe weather conditions and you may need to install these if this happens. Remedial treatment would be costly and disruptive.

Properties of this age are at risk of cavity wall tie failure. At present, the property shows no obvious signs of damage, however, the degradation of wall ties is progressive and may, in the long term, lead to structural weakness. The only way to assess the condition of the cavity wall ties is to carry

D

Outside the property

out a specialist borescope inspection or expose the wall ties by removing bricks, neither of which we undertook during our survey.

There is ivy growing on the walls at the rear of the property. Ivy can damage masonry and it should be cut back and any damage made good. If you intend to retain this growth then there is an increased risk of surface damage to the masonry and penetrating damp and decay internally.

D5 Windows

The windows are a mixture of timber and double glazed PVCu casements.

3

There are widespread defects including weathering and rot. Repairs are now required to some units. Complete replacement may be the most economic option.

The seals to some of the double glazed units appear to have failed causing misting on the glass. It is recommended that the units are checked and replaced as necessary.

The waterproof sealant around the frames has failed and should be renewed to prevent water penetration.

Condition Rating 3.

Your Legal Adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations. See Section H1.

The quality of sealed unit double glazed windows varies and we can give no assurances concerning their long term durability.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

D6 Outside doors (including patio doors)

The doors are PVCu units.

3

The timber joinery is weathered and possible rot in places. Repairs will be required.

The patio door is difficult to operate and is in need of easing or adjusting. The repair and replacement of locks and hinges etc., can prove difficult and expensive.

Complete replacement may be the most economic option.

The waterproof sealant around the frames has failed and should be renewed to prevent water penetration.

Condition Rating 2.

See our comments above in respect of FENSA Certification for replacement units, the durability of sealed double glazed units and sealants to door/wall junctions.

D

Outside the property

D7 Conservatory and porches

Not applicable.

Not inspected.

NI

D8 Other joinery and finishes

This comprises timber fascias and meter cupboard door.

There are signs of extensive and serious defects including rot and these now require replacement.

3

External decorations

External decorations have deteriorated. The defective sections should be thoroughly prepared and redecorated as soon as weather conditions permit. Prior to redecoration, some general repair work will be required.

Condition Rating 3.

Given the age of the property some paint may contain lead. Removal of lead based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - <https://www.gov.uk/search?q=lead+paint>.

D9 Other

Not applicable.

Not inspected.

NI

E

Inside the property

Inside the property

Limitations on the inspection

The inspection of the main areas was restricted by floor coverings.

We could not see the underside of the staircase as it was enclosed.

We could only carry out a head and shoulders inspection of the roof space because of insulation which prevented safe access. Insulation, boarding and general storage limited the scope of inspection in the roof space.

E1 Roof structure

Access to the roof void is from the first floor landing.

3

The roof structure is formed of trussed rafter construction.

From the limited inspection available we saw no signs of significant deflection or movement.

There is insufficient bracing to the roof framework which could allow movement of the trusses. Also, the flank gable wall has not been properly restrained and is at risk of movement. Correct bracing and restraint should now be provided by a competent contractor in accordance with current Building Regulations.

The main roof void does not appear to be sufficiently ventilated. Fixed air vents should now be installed to prevent moisture condensing on the timbers. In the long term, it is possible that timber decay could develop if correct ventilation is not installed.

Insufficient insulation is provided within the roof void. You should ensure that insulation is provided here to current standards and does not interfere with ventilation.

The loft hatch is situated in a dangerous position. It is located over the stairwell. Extreme caution will be required when entering the roof space. We recommend that the hatch is moved to a safer location.

Condition Rating 3.

Roofing felt can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times. The felt should be replaced or repaired as necessary, as soon any deterioration is seen.

E2 Ceilings

Ceilings are of plasterboard.

2

Unevenness and cracking was noted in some areas, but this is not unusual for a property of this type and age. Repair works will be required when redecorating.

Defects including minor damage to the kitchen ceiling were noted and repairs are now required.

Condition Rating 2.

A textured finish has been applied to most of the ceilings. It is now known that such finishes may contain low levels of asbestos. These appear to be in satisfactory condition at present and should present no health risk if undisturbed. However, they should not be cut or worked in any way and specialist advice must be sought if they are to be removed as this could be costly.

Inside the property

E3 Walls and partitions

Internal walls and partitions are of solid construction.

3

These appear to be in generally satisfactory condition with no signs of significant distortion or movement.

Minor cracking was noted to some walls. While not thought to be of structural significance, minor repairs will be required.

A potentially load-bearing wall has been removed in the living room. The loads from above should have been provided with some form of support, although this is now concealed within the fabric of the building and we are unable to confirm either its adequacy or existence. Whilst we saw no signs of distress during the inspection, your Legal Adviser should contact the local authority Building Control Department to confirm that the works were undertaken with their knowledge and consent. See Section H1.

Dampness was detected at low level to the main walls and further specialist investigation to the whole property is required prior to exchange of contracts.

Condition Rating 3.

Many of the walls are concealed by paper linings. Although no significant defects were noted, there are areas of minor cracking and unevenness, which suggests loss of key. While serviceable at present, should you remove the lining, it is likely that areas of plaster will become detached and that localised repairs will then be required.

E4 Floors

The floors are a mixture of timber and solid construction.

3

Defects were noted including loose floorboards. The floorboards in the bathroom are rotten, possibly due to leaking services, and these should be replaced.

There is evidence of dampness in the ground floor and repairs are required that may be significant and disruptive. We recommend that further investigations are undertaken by a specialist contractor to establish the full scope and cost of works prior to exchange of contracts.

Condition Rating 3.

While the concrete floors appear to be basically level, it is not unknown for them to subside due to poor workmanship or deficiencies in the hardcore or ground beneath. Without further destructive investigation we are unable to comment specifically on the quality of the floor construction or on the sub-floor ground conditions.

In a property of this age the solid ground floors are unlikely to incorporate a conventional damp proof membrane and as a result, dampness may occur. While we found no dampness during the inspection, this could occur in the future. Correct remedial treatment would require re-laying the floors, including a damp proof membrane.

Properties of this age are known to have experienced problems with their floors due to the nature of the sub-floor infill. If you wish to be assured, this can only be verified by obtaining a test on the sub-floor infill from either a specialist floor contractor or Structural Engineer prior to exchange of contracts.

Inside the property

E5 Fireplaces, chimney breasts and flues

Not applicable.

NI

Not inspected.

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

The kitchen units are in poor condition and you should be budgeting towards early replacement.

3

Condition Rating 3.

Flexible sealants around sinks and worktops should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.



Kitchen

E7 Woodwork (for example staircase joinery)

The internal doors, frames, skirting boards, stairs etc., are adequately presented, subject to some general wear and tear.

2

The staircase construction is largely concealed, but the treads seem reasonably firm and, in the absence of any obvious significant movement, no serious defects are suspected. However, some treads are creaking and require repair.

There are no visible British Standard marks to the glazing to the door to the kitchen and the glass panels over the bedroom doors. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution. See Section 13.

Internal decorations

The internal decorations are generally of poor quality or are in poor condition and complete redecoration is needed. You should allow for some making good being needed as part of the preparation.

Condition Rating 2.

Given the age of the property some paint may contain lead. Removal of lead based paint can pose a

Inside the property

health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - <https://www.gov.uk/search?q=lead+paint>.

E8 Bathroom fittings

The sanitary fittings are dated and we assume that you will be renewing them in the near future. **3**

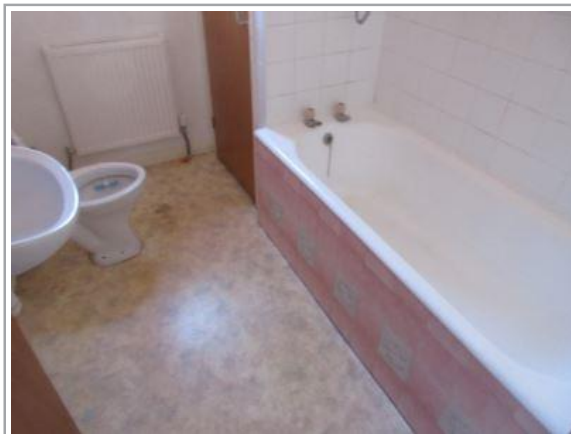
The flexible sealant around the bath is in poor condition and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

As previously mentioned the floor in the bathroom is rotten possibly due to leaking services and further investigations will be required.

Condition Rating 3.

There is insufficient ventilation in the bathroom and some condensation was noted requiring additional ventilation to be installed. Please see our comments in Section E9 below.

Seals surrounding the sanitary fittings are a source of water penetration. These should be checked regularly and renewed as necessary.



Bathroom

E9 Other

There is insufficient ventilation in the kitchen and bathroom, and some condensation was noted. Additional ventilation should now be installed. **3**

We recommend that mains powered smoke and heat alarms, and carbon monoxide detectors are fitted, as there are none currently installed.

Condition Rating 3.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

In a property of this age woodworm can be present. While no evidence was found in those areas we

E

Inside the property

were able to inspect, it is possible that it may be detected when the property is emptied or during other repair or refurbishment works. Future specialist treatment may be required.

In a property of this age asbestos based components are likely to have been used in many areas, some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

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.

Services

Limitations on the inspection

We could not inspect all of the foul drainage chambers due to the chamber cover being sealed shut.

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.

Mains electricity is connected, with the meter located in the outside meter cupboard and the consumer unit in the hallway. 3

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

Condition Rating 3.

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.

Mains gas supply is connected, with a meter located in the outside meter cupboard. 3

In view of the guidance above and as a matter of safety, you should now arrange for the installation and all gas appliances to be inspected and tested by a Gas Safe engineer prior to exchange of contracts.

Condition Rating 3.

F3 Water

Mains water is supplied. The external stop valve could not be located and you should make enquiries of the local water company to ascertain its location. 3

A water meter is fitted.

The internal stop valve is located under the kitchen sink.

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

There are defects to the plumbing, including the taps to the kitchen sink are damaged and leaking.

F

Services

The stopcock underneath the kitchen sink is also leaking.

Condition Rating 3.

F4 Heating

The property has a conventional gas fired central heating system with a boiler which feeds a series of radiators in the various rooms. While this appears serviceable, you should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts as a matter of safety. **3**

Condition Rating 3.

The radiators are of varying ages. These will fail progressively and will then need to be replaced.

Some of the radiators are beginning to rust and will need replacing.

F5 Water heating

Hot water is provided by the main combination boiler. See our comments in Section F4 above. **3**

Condition Rating 3.

F6 Drainage

The property has PVC waste pipes. **3**

Where visible, these appear to be in generally serviceable condition with no evidence of significant defects, although some ongoing maintenance will be required.

The property is believed to be connected to the mains drainage system.

Covers were raised where possible and, in these positions, the chambers were noted to be free from blockage or other obvious serious defects. Please note, however, that this limited form of examination does not constitute a formal drains test and should not be construed as such.

In view of the close proximity of the tree to the drains and age of the property, it is probable that the drainage system will have some defects that have developed unseen. Our limited inspection of accessible inspection chambers cannot confirm that the system is free from defects. As a precaution, you should have the installation checked and tested prior to exchange of contracts.

Condition Rating 3.

Gullies will require regular maintenance and cleaning. Inspection chambers should be jet washed annually.

F7 Common services

Not applicable. **NI**

Not inspected.

G

Grounds

(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

Not applicable.

G1 Garage

Not applicable.

NI

Not inspected.

G2 Permanent outbuildings and other structures

Significant repair and improvement is required to the timber shed. This may be beyond economic repair.

3

Condition Rating 3.

G3 Other

The boundaries are in poor condition and significant repair or replacement is necessary.

3

There is a tree approximately 6 metres from the building on suspected shrinkable subsoil. Trees can cause damage to buildings and services, severe damage was noted to the perimeter wall and paths. Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size. You should ask an Arboriculturist to inspect and report prior to contract.

The paths and drive etc., are in poor condition and significant repair or replacement is necessary.

Condition Rating 3.

We saw no sign of invasive species such as Japanese Knotweed in the garden. Japanese Knotweed is a fast growing and invasive weed which can cause damage to buildings and services and is difficult to eradicate. The presence of this plant can have a seriously adverse impact on the saleability of a property largely because of mortgage lender restrictions. These plants are not always detectable because in the dormant season they may not be physically present or difficult to distinguish from other dormant vegetation. In the growing season they can grow rapidly and, therefore, may not be visible above ground on one day, but visible shortly afterwards the following day/week.

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.



Issues for your legal advisers

H1 Regulation

Your Legal Adviser should confirm that the removal of load-bearing walls was carried out with local authority Building Control approval.

Building works which affect shared walls, structures, or are close to boundaries may be regulated by The Party Wall etc. Act, 1996. This provides a framework for preventing and resolving disputes in relation to party walls and structures, boundary walls and excavations near neighbouring buildings. Your Legal Adviser should check whether any previous or planned works, or work recommended in this report are covered by the Act. Further advice is available from: <https://www.gov.uk/party-walls-building-works/overview>.

H2 Guarantees

Your Legal Adviser should establish whether there are any service agreements or engineer's certificates for gas central heating.

Your Legal Adviser should check that valid guarantees exist for double glazing and new boiler and that these can be assigned to you on purchase.

H3 Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:

Tenure;

Road adopted;

Drainage;

Ownership/maintenance of boundaries;

Party walls.



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

D2: Roof coverings - defective;
D3: Rainwater pipes and gutters - defective;
D4: Walls - damp;
D5: Windows - defective;
E1: Roof structure - defective; insufficient bracing;
E3: Internal walls - damp;
E4: Floors - damp;
F1: Electricity - defective;
F3: Water - defective;
F6: Drainage - possible unseen defects;
G3: Other - trees within influencing distance.

I2 Risks to the grounds

G3: Other - trees.

I3 Risks to people

D6: Outside doors - possible unsafe glazing;
D8: Joinery - possible lead paint;
E2: Ceilings - possible asbestos;
E3: Internal walls – altered;
E7: Woodwork - possible unsafe glazing; lead paint;
E9: Other - condensation;
F1: Electricity - requires safety check;
F2: Gas - requires safety check;
F4: Heating - requires safety check;

Risks

I4 Other risks or hazards

Not applicable.

J

Property valuation

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on as inspected was:

In my opinion the current reinstatement cost of the property (see note below) is:

Tenure

Area of property (sq m)

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Property valuation

! Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

This valuation is provided on the assumption that the property is sold with vacant possession and the satisfactory outcome of any further investigations recommended.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Not applicable.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

1113173

Phone number

01525 218647

Company

Connells Survey & Valuation Ltd

Surveyor's address

Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN

Qualifications

MRICS

Email

customercare@connells.co.uk

Website

www.connells.co.uk

Property address

19 Minerva Way, Cambridge, CB4 2TY

Client's name

Miss E Wood

Date this report was produced

18 November 2021

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

Signature

Security Print Code [457199 = 4658]

L

What to do now



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.

M

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

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

The service

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

- a physical **inspection** of the property (see *'The inspection'* below)
- a **report** based on the inspection (see *'The report'* below) and
- a **valuation**, which is part of the report (see *'The valuation'* below).

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for 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.

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.

M

Description of the RICS Home Survey – Level 2 (survey and valuation) 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.

Description of the RICS Home Survey – Level 2 (survey and valuation) 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

Description of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) 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.

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

- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Description of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) service for the property. Where the EPC has not 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 review and state the relevant energy efficiency rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) 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 significant 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

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

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see '*Reinstatement cost*' below).

Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and

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

- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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 (after repairs).

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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.

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

Complaints handling procedure

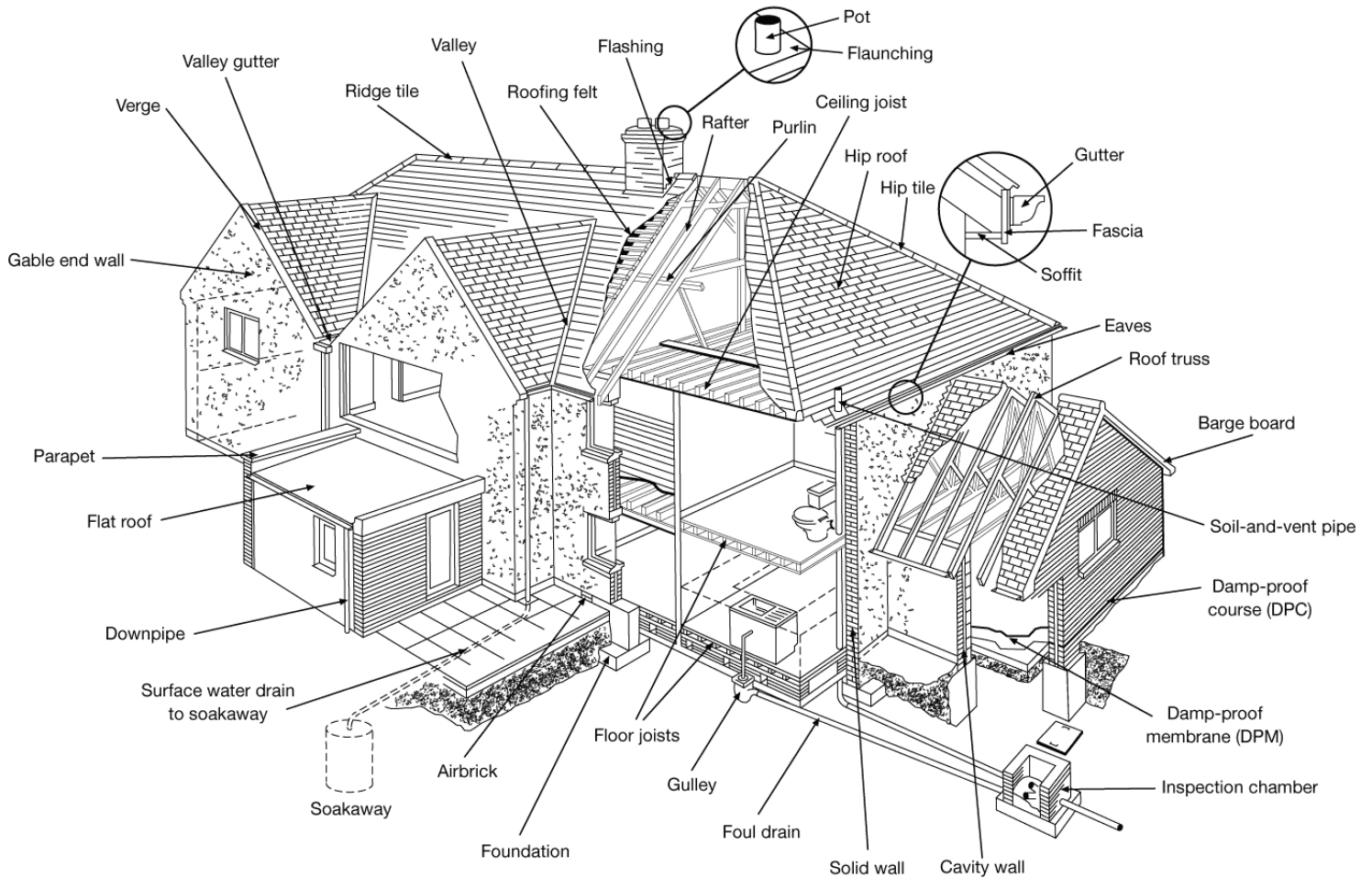
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

N

Typical house diagram

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...

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.

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 insulation 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.