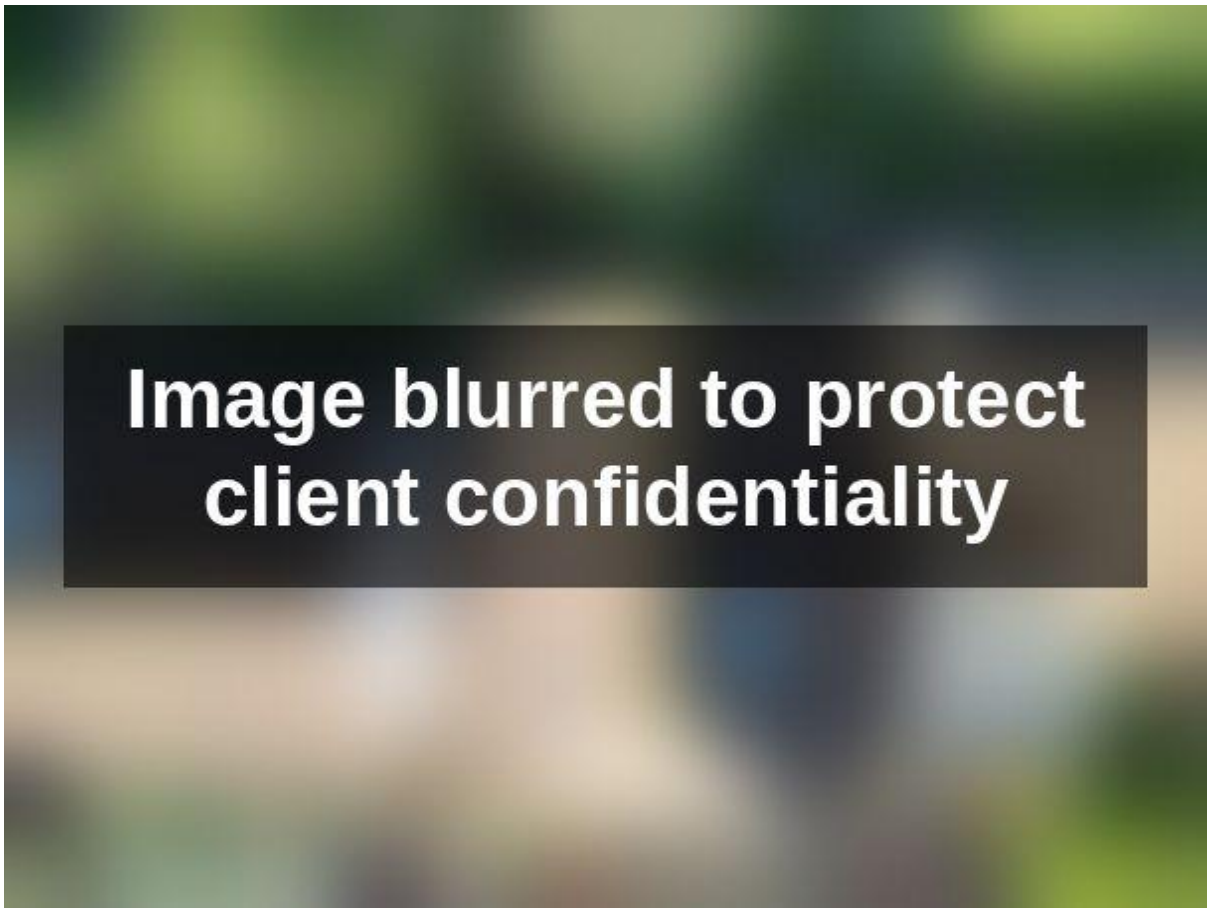
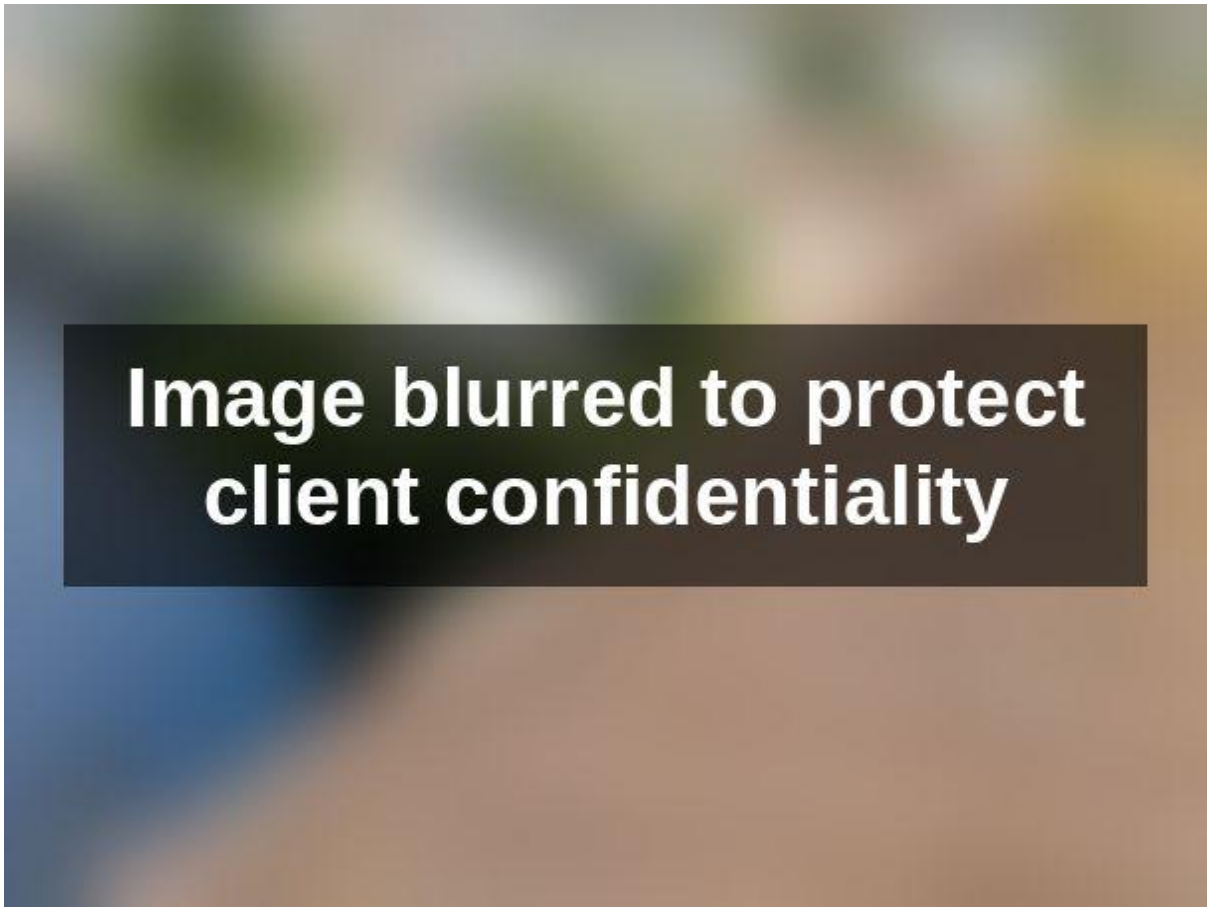
SECTION D – OUTSIDE THE PROPERTY



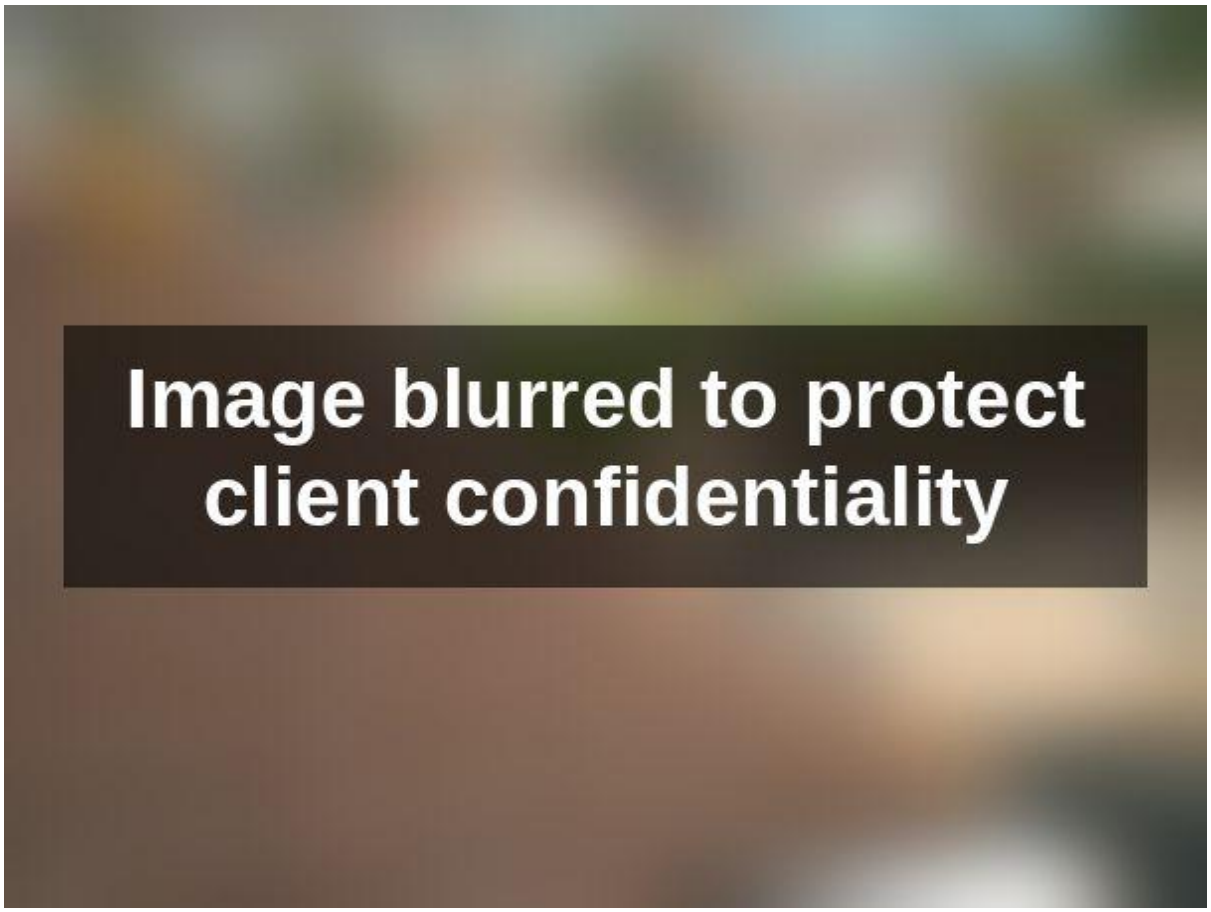
[Photo D1] High level view looking down upon the subject property.



[Photo D2] Here we are looking at the front roof slope. As you can see, the roof is covered in interlocking concrete tiles. It is dual pitched and has a half hip to the front and gable to the rear. Concrete interlocking tiles are a robust roof covering but they become brittle and thin with age and as such, as you may expect, maintenance costs increase.



[Photo D3] Here I am looking at the front left hip tiling. Some of the mortar here appears to be rather worn. I recommend instructing a competent roofing contractor to check hip and ridge tiles and repoint as needed to ensure that they remain well-bedded.



[Photo D4] A view of the front right hip. Pointing here appears in better condition.



[Photo D5] Here we are looking into the front guttering which seems to be clear of obstruction.



[Photo D6] A partial view of the left roof slope. Note quite a considerable amount of plant and other deposits sitting in the gutters more where the soil pipe penetrates the roof. This side of the house will be more difficult to maintain as it is sat directly on the boundary and any maintenance requires access to the neighbour's gardens.



[Photo D7] A further view of left roof coverings.



[Photo D8] Here we are looking at the ridge. Moss partially blocks my view but pointing appears intact.



[Photo D9] Right roof coverings. Quite significant deposits noted in the gutters.



[Photo D10] A closer view of the right roof coverings.



[Photo D11] A closer view of right roof coverings more towards the rear. Note significant plant growth in the gutters. Regular clearance of guttering should form part of the programme maintenance of the house.



[Photo D12] Various vent pipes penetrate the right roof covering over the house.



[Photo D13] Some spare tiles left in the parapet gutter slightly limits my inspection. Here I am attempting to look at the parapet guttering. It is lined with lead. Lead is a robust material but with advanced age, it can develop pinprick holes that can be sufficient to allow moisture ingress. These cannot be detected without a very close inspection but given the age of the house, such issues are very unlikely to have developed as yet.



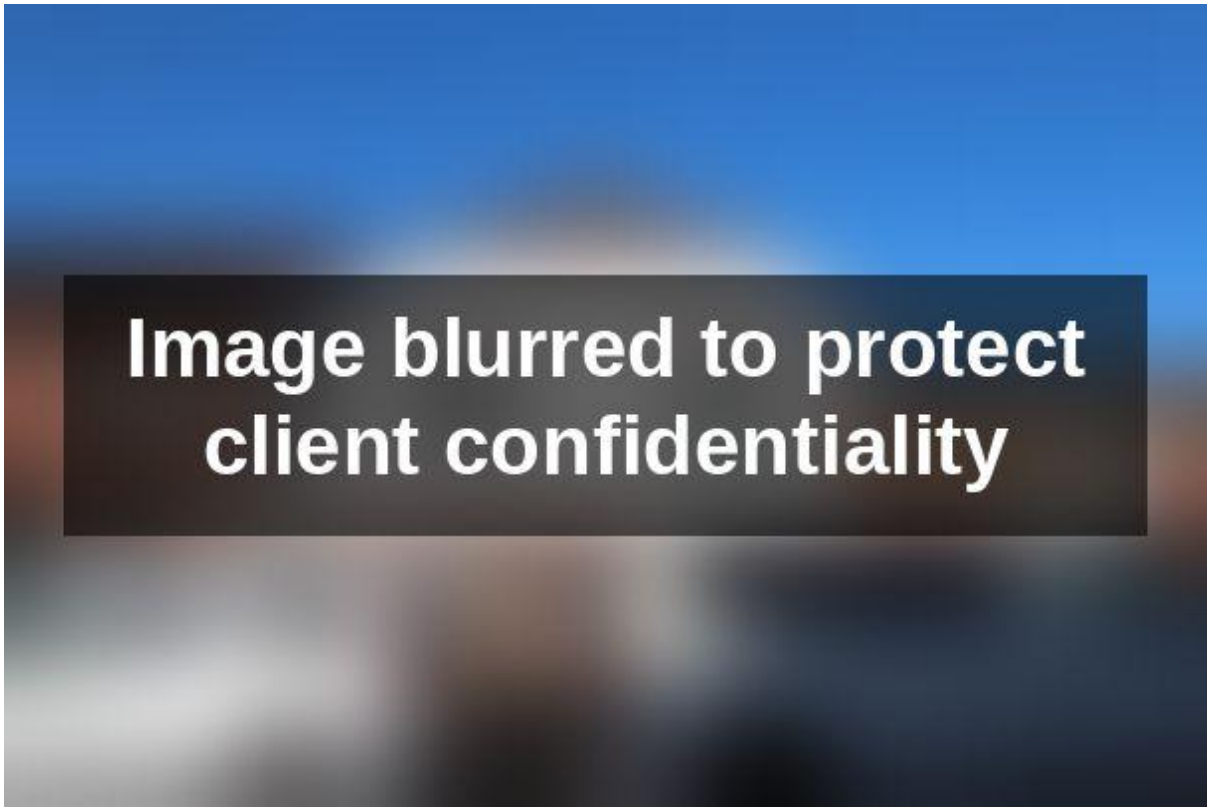
[Photo D14] A further view of the parapet gutter.



[Photo D15] A further view of the parapet gutter. Note an outlet to the rear for rainwater drainage.



[Photo D16] A closer view of this area.



[Photo D17] Front elevation. We are considering a two storey detached house. It is of facing brickwork laid to stretcher bond at ground floor level with render above. The facing brickwork suggests a brick cavity construction. Rendered sections are most likely of block cavity construction. The precise means of construction cannot be determined from a non-invasive and purely visual inspection however.



[Photo D18] Front roof coverings observed from the ground.



[Photo D19] A further view of the quite pronounced wear noted to the hip tiling to the front left corner of the house.



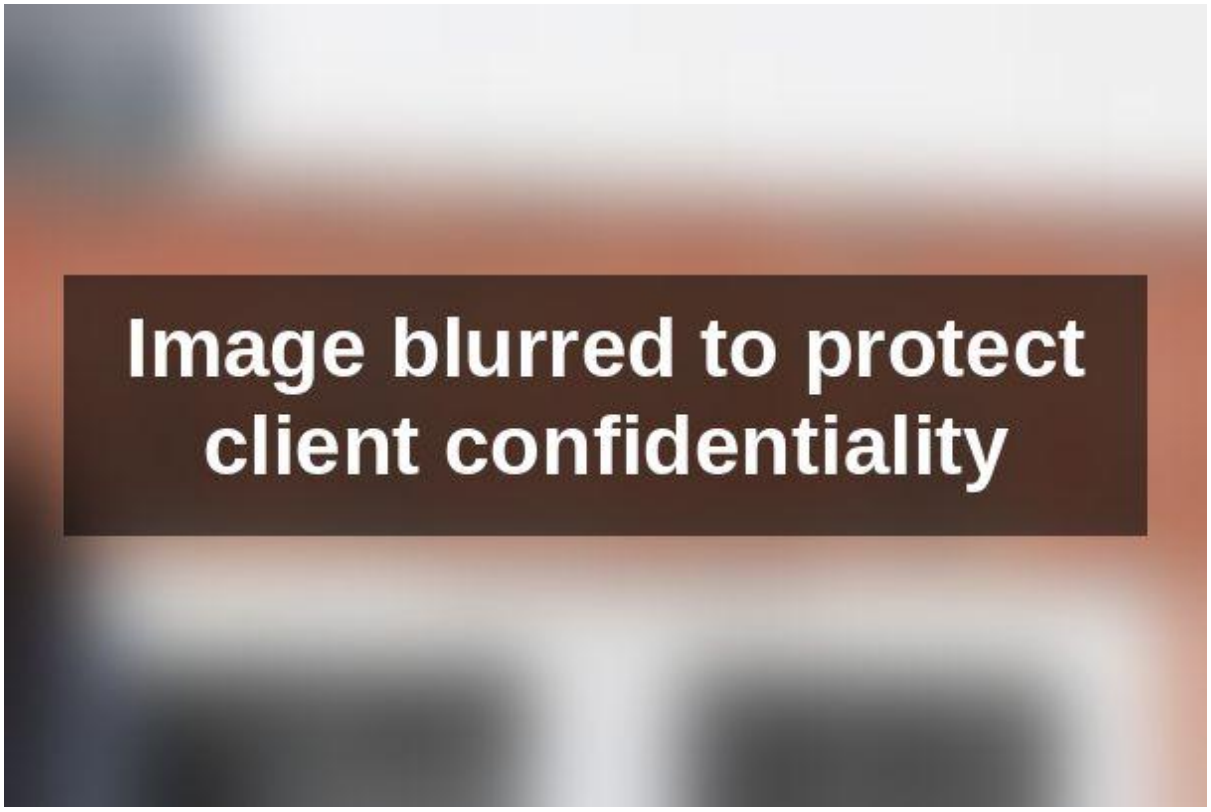
[Photo D20] Pointing to the verge is in a reasonable condition. I noted a few cracks but not to the point that attention is required as yet. Monitor its condition and repoint should conditions deteriorate significantly. Note the cementitious sheet undercloak. I understand that this house was built at the end of the 1990s. Any house built prior to 2000 may feature asbestos containing materials. There is the possibility that this cementitious sheet may contain asbestos.



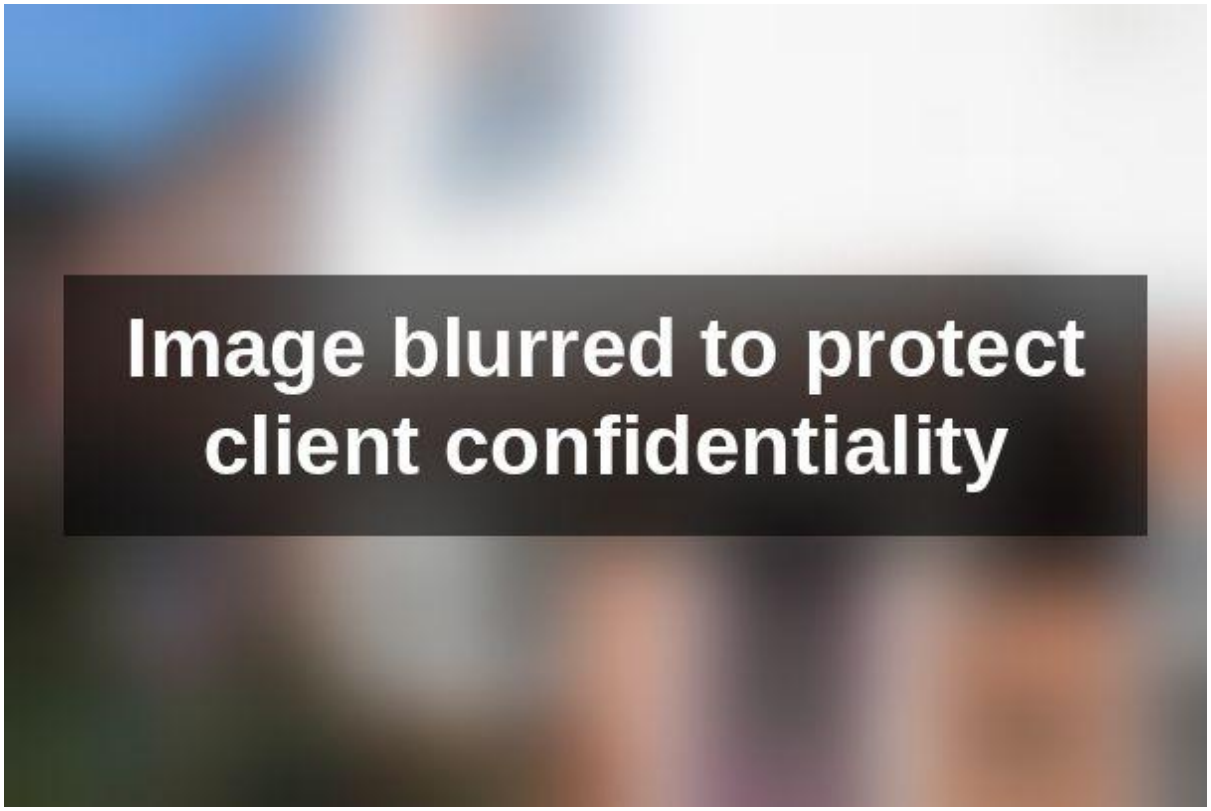
[Photo D21] Fascias and bargeboards are white uPVC and there is a slotted soffit which is most likely uPVC. Half round black PVC gutters are mounted upon the fascia.



[Photo D22] The painted render finishes to the front elevation are decoratively in a reasonable condition but you can see several small cracks to the rendering. They do not appear to be of any structural significance. When next undertaking decorative maintenance of the front of the house, I recommend cutting back the cracks to check the underlying masonry for damage and then robustly repair and reinstate the render.



[Photo D23] A couple of the cavity drain caps are damaged. Replace them.



[Photo D24] A lean-to tile covered roof extending across the projecting bow bay and providing shelter over the front door. The leadwork at the abutment extends up behind the render and I can't see where it is dressed but I see no reason to be concerned.



[Photo D25] Pointing to the verge to either side of this roof is in good condition but again, you can see cementitious undercloak. The fascia and soffit to this lean-to roof is uPVC. Note the poor rainwater downpipe detail. The downpipe has dropped. This means that water draining from this gutter will be sitting in the downpipe. I recommend fixing the downpipe adequately to the outlet and adjusting it so there is an adequate fall towards the wall mounted section of the downpipe.



[Photo D26] The downpipe discharges into an ACO channel which runs across the front of the house. Presumably, the ACO channel has been installed to deal with any surface water runoff from the road and footpath. It will need to be periodically checked and cleared of obstruction.



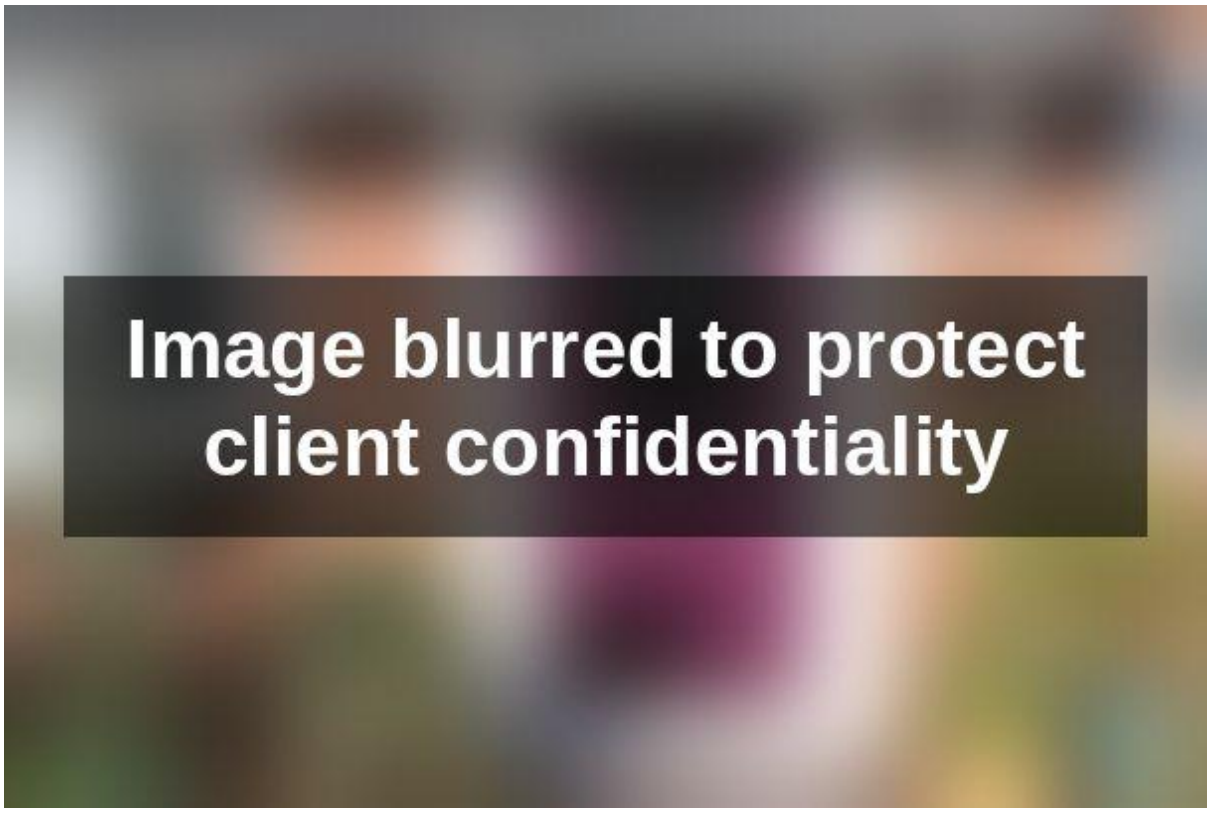
[Photo D27] I noted at least four subfloor vents to the front of the house. These will be providing ventilation to the subfloor area. This will help vent noxious gasses and mitigate condensation build-up in this otherwise enclosed space. Ensure the vents remain open and unobstructed.



[Photo D28] Painted timber gallows brackets either side of the projecting lean-to roof. The woodwork is in good order and will require routine decorative maintenance. Two more similar brackets can be seen beneath the projecting bow bay window.



[Photo D29] Windows are uPVC framed and double glazed. Where I was able to inspect, the seals around the perimeter of the windows appear in reasonable order. The vendor does not know the age of the windows. They were installed prior to the commencement of their occupation which was in 2023. The windows are clearly not as old as the house. Externally, they appear in good order. I will consider the opening sashes when I conduct the internal inspection.



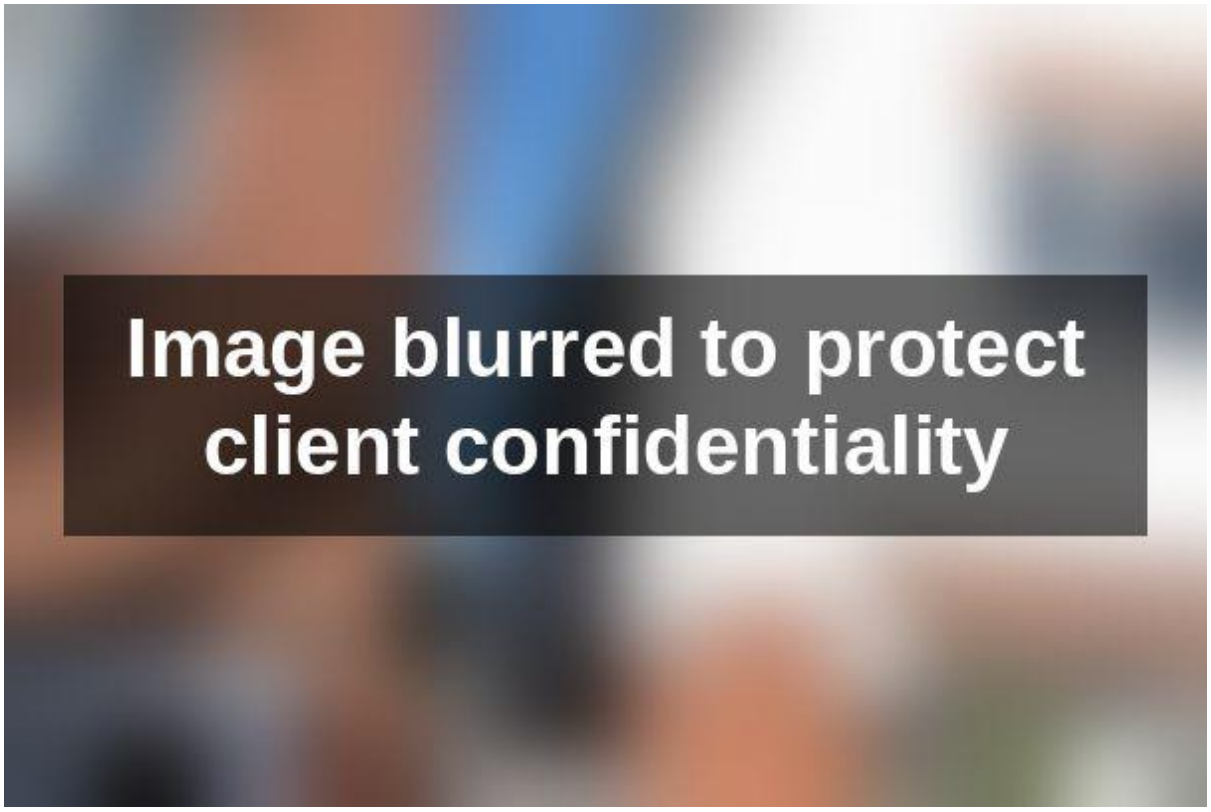
[Photo D30] The front door is a composite door part double glazed and within a uPVC frame. The door operates adequately and is free from significant defect.



[Photo D31] There is painted timber detailing either side of the front door. The woodwork is in a reasonable condition and I did not find any decay but finishes are flaking and decorative update is recommended to protect it from such decay. Regular maintenance of external timber components is essential.



[Photo D32] I took the opportunity to measure the approximate thickness of the front exterior wall at the door threshold. It is approximately 300mm wide including internal plaster. I tapped upon the plaster and heard a hollow sound that suggests to me that the wall here has been lined with plasterboard. I don't know precisely how it has been fixed. Perhaps it was applied with a dot and dab technique. If it is dry lining, the depth of that lining is undetermined. This makes knowing the thickness of the wall here less useful.



[Photo D33] A limited view of the left elevation. The left elevation appears to be built directly upon the left boundary and as such, my inspection was limited to what I could see from the footpath. This may prove inconvenient as any maintenance to be done to the left of the building will require access to the neighbour's gardens. You do have legal right to access neighbour's gardens to undertake essential maintenance but if a neighbour chooses to be difficult, this has to be legally enforced. Note that the left elevation is of facing brickwork laid to stretcher bond at ground floor level with painted render above. Also note that this is the location of the soil and vent pipe. The pipe is uPVC. An adequate inspection of the various components down the left side of the house is not possible.



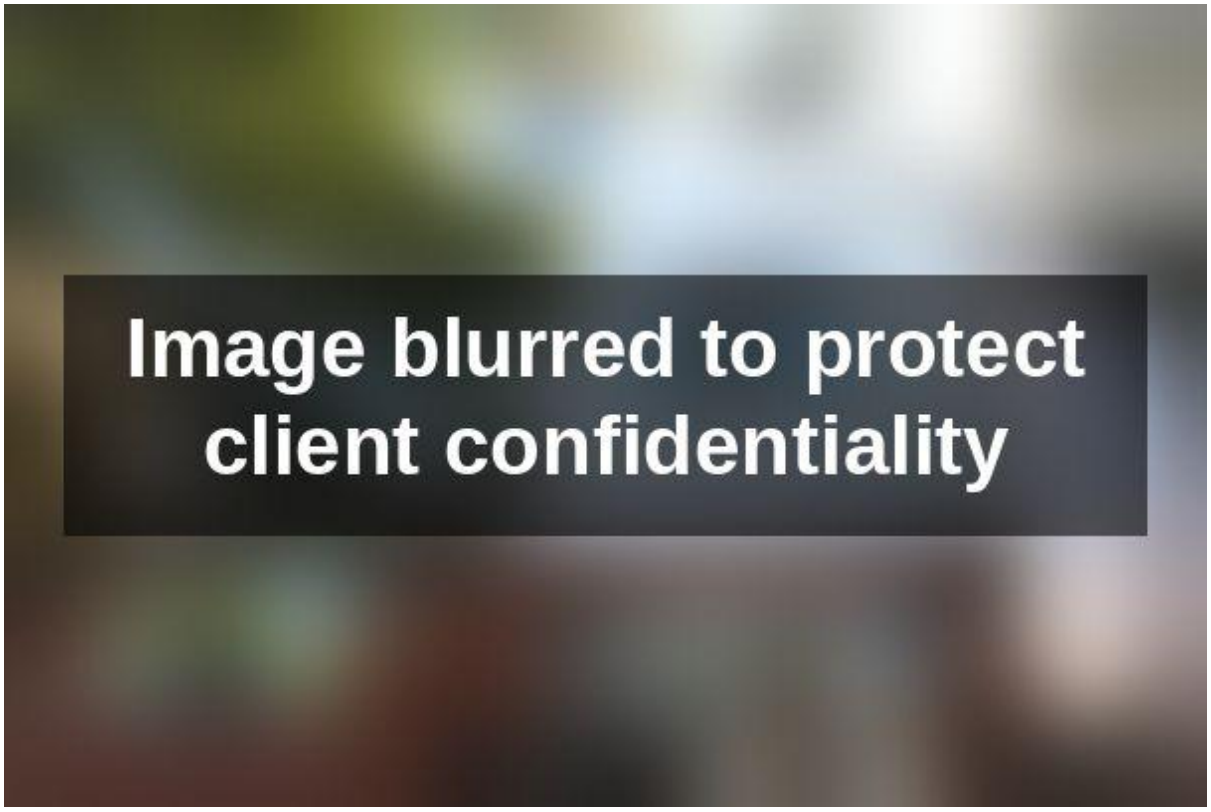
[Photo D34] There is a hole in the left wall that appears to be a vent. There should be a grille fitted over this to protect against bird and vermin ingress.



[Photo D35] As with the left elevation, only a limited inspection of the right elevation is possible. Access is better but observations of some components can only be completed from a distance or at an awkward angle.



[Photo D36] Note how the right fascia over the garage lean-to roof extends over the lead flashings to the roof abutment.



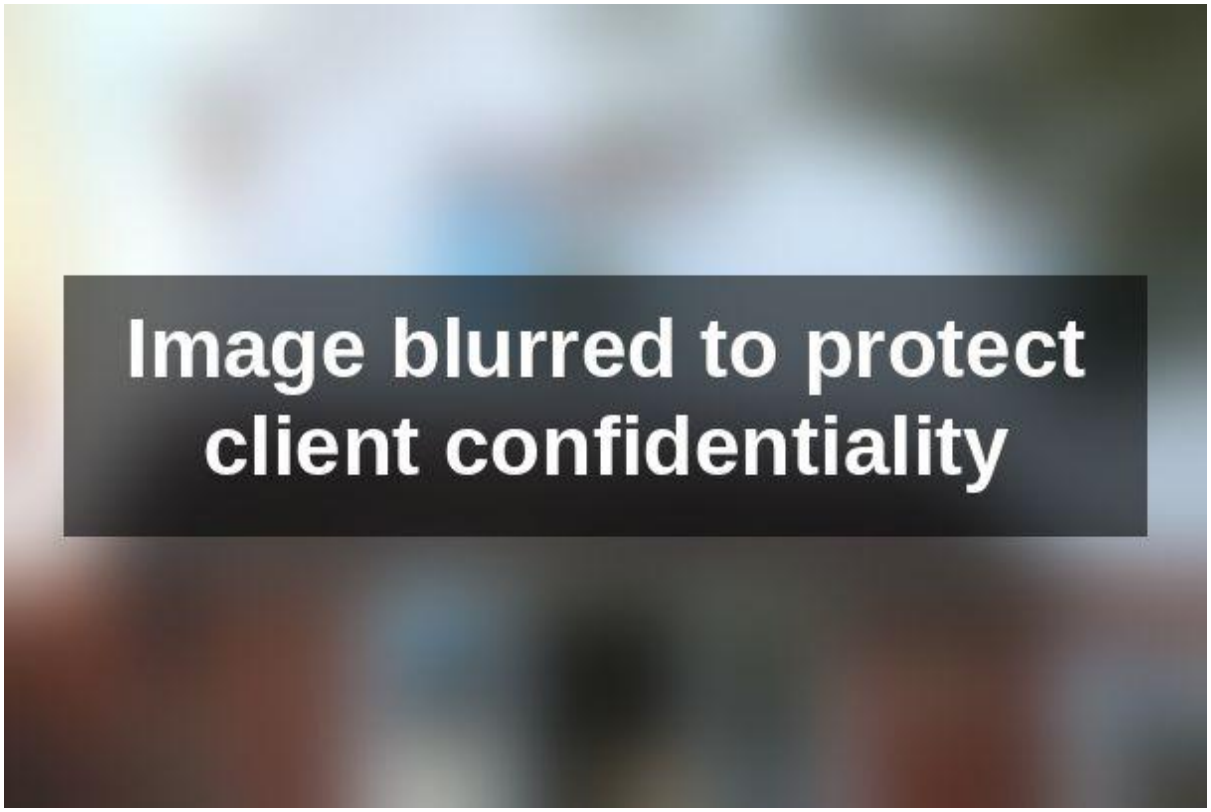
[Photo D37] Rear elevation. The rear elevation of the house is facing brickwork at ground floor level laid to stretcher bond and painted render above. There is a single storey section to the rear right with a lean-to roof covered in concrete tiles.



[Photo D38] Pointing at the verge appears to be in a reasonable condition. There are a couple of small cracks but this does not yet require urgent attention. Monitor the condition of the pointing and repair should you note any significant deterioration.



[Photo D39] As with the front of the house, windows to the rear are uPVC framed and double glazed. Where I can see the seals, they appear in a reasonable condition but a close examination is impossible from the ground.



[Photo D40] The tiled coverings to the roof over the rear right single storey section are intact and I saw no sign of any slipped, missing or damaged tiles.



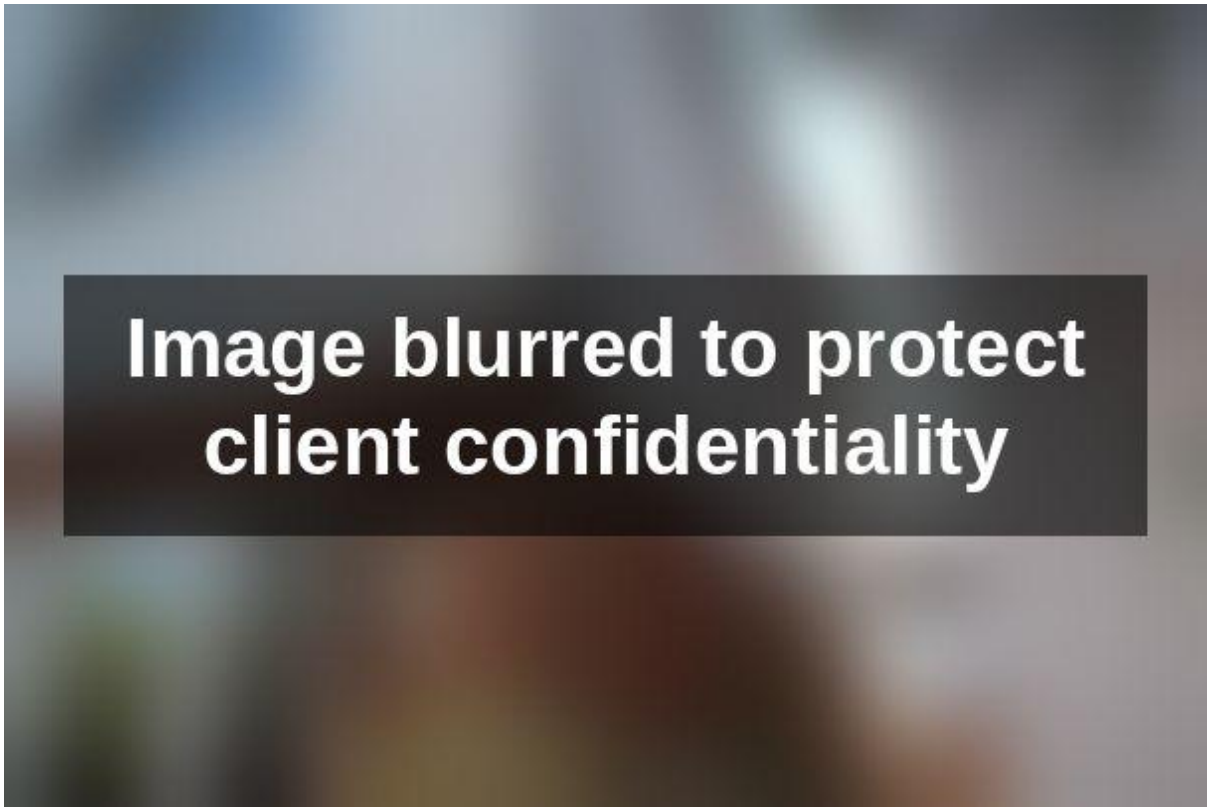
[Photo D41] You can see fine cracks generally tracing across the face of the render. These are not of structural significance and can be made good as part of general decorative maintenance of the exterior of the building. As I have advised when I observed cracks to the front, it would be wise to cut back the cracking to a degree so you can observe the underlying structure to check for any concealed damage and repair as needed.



[Photo D42] The cavity drain caps appear to be missing in several locations over the rear windows. Replace them.



[Photo D43] I could see subfloor vents to the back of the house. I was concerned that the timber deck may be blocking some of the vents but here I have peered under the deck and I can see that the installer has cut around those vents. Ensure subfloor vents are kept open and unobstructed to allow for the crossflow of air beneath the subfloor.



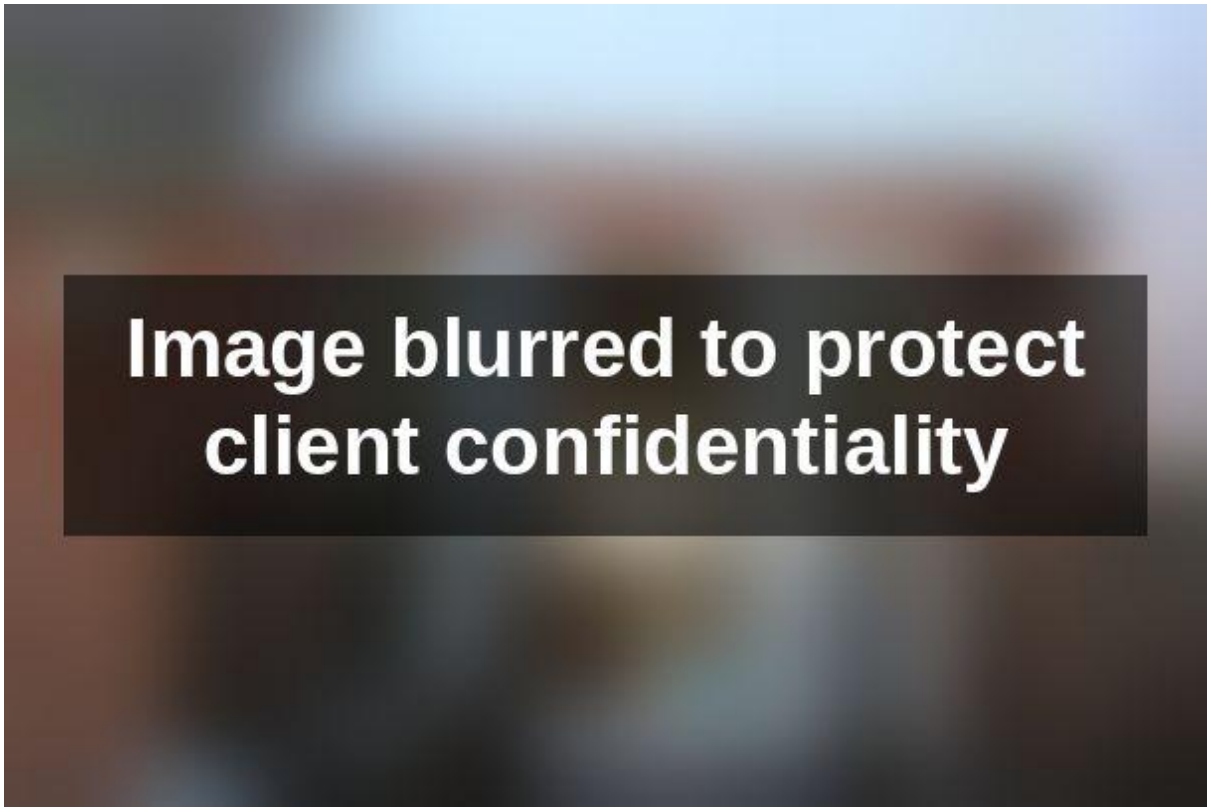
[Photo D44] A further limited view of the left elevation.



[Photo D45] Detached guttering to the rear left corner of the house. This could be allowing a significant volume of water to run down the face of the wall. Indeed, I can see some evidence of discoloration. This should be remedied urgently.



[Photo D46] The rear left downpipe discharges above this rainwater gulley. I can't get close enough to properly inspect as the timber decking makes access awkward. It would be better to ensure that the downpipe discharges closer to the gulley to limit splashback. Ensure that gulleys are clear and draining adequately.



[Photo D47] A pair of uPVC framed double glazed double French doors and sidelights. The doors operate adequately and are free from significant defect.

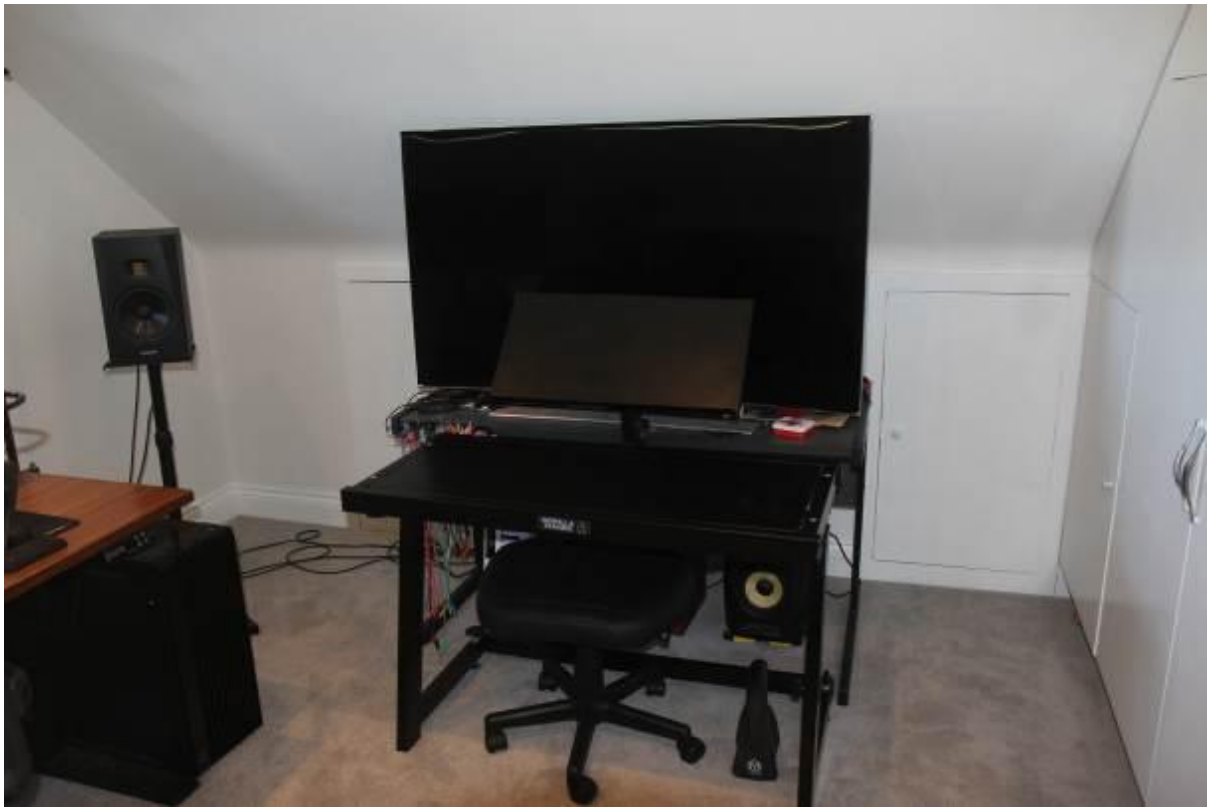


[Photo D48] I took the opportunity to measure the approximate thickness of the exterior wall at the door threshold. It is approximately 310mm in thickness including the internal plastering. I tapped upon the plaster here and it seems to be solid.

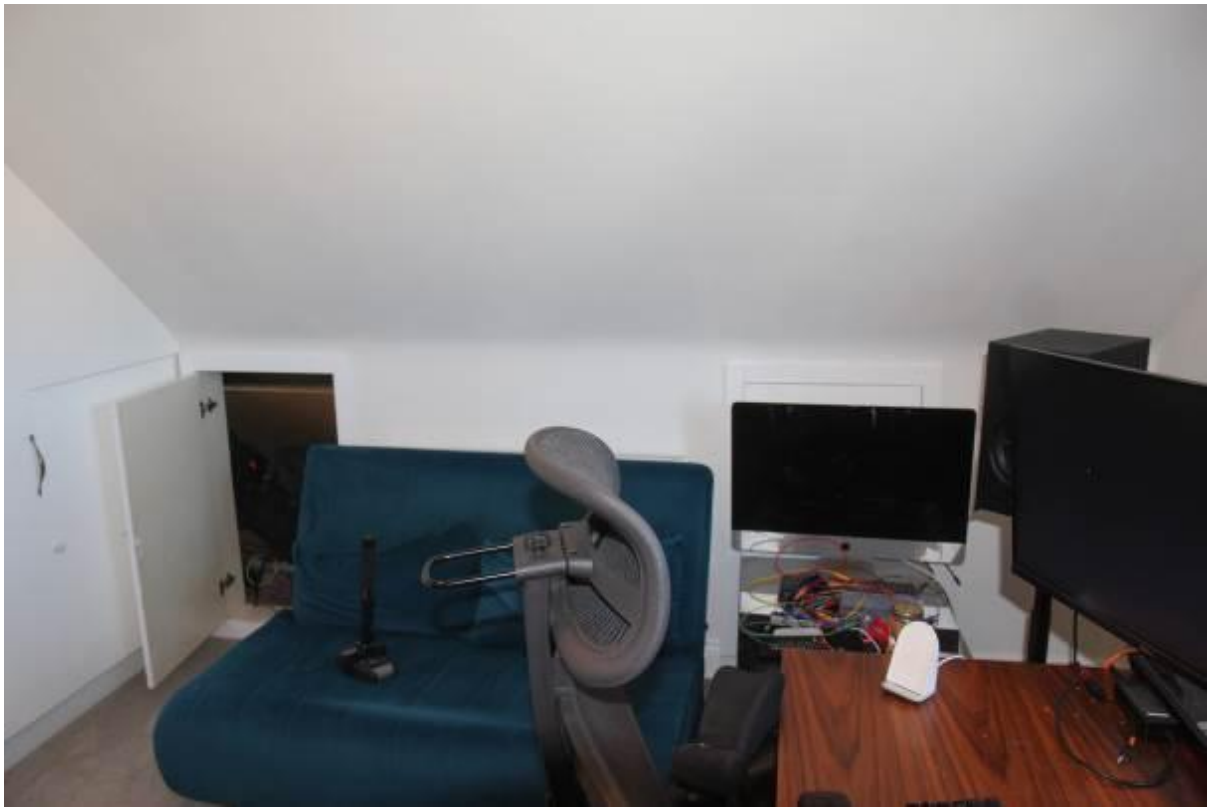
SECTION E - INSIDE THE PROPERTY



[Photo E1] The loft level of the house is living accommodation. I do not think this is a conversion. I think it likely that the house was originally constructed in this way. I cannot guarantee this however. This is a view of the bedroom to the rear. Walls, ceilings and skeilings are skimmed and painted. I tapped upon the front and rear walls. The rear wall was solid whilst the front gave a hollow sound suggesting a lightweight partition. The floor is entirely covered with fitted carpet. It is most likely formed of floorboards over timber joists but this is not confirmed.



[Photo E2] A further view of the room.



[Photo E3] A further view of the room.



[Photo E4] The front wall of the room is almost entirely covered with built-in storage. As is typically the case when undertaking a survey of an occupied property, the survey is hindered by occupants furnishings and effects. That is particularly the case in fitted storage areas such as these which as you can see, are filled with stored effects.



[Photo E5] A further view of fitted storage to the front of this room.



[Photo E6] Minor cracks noted at the abutment between the timber of the built-in cupboards and the finishes to the skeiling are due to differential thermal effects and not of significant structural concern. They can be made good as part of decorative maintenance.



[Photo E7] The two opening sashes to the rear window operate adequately and close well against their seals.



[Photo E8] I have set out my methodology for taking readings whilst looking for any evidence of damp in section E3 Walls and partitions in the main body of the report. Here I am taking readings around the perimeter of the rear window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E9] There are two eaves hatches to the left and a further two eaves hatches to the right providing access into a crawl space. The interior is blocked with stored effects and my inspection was limited to what I could see from the hatch.



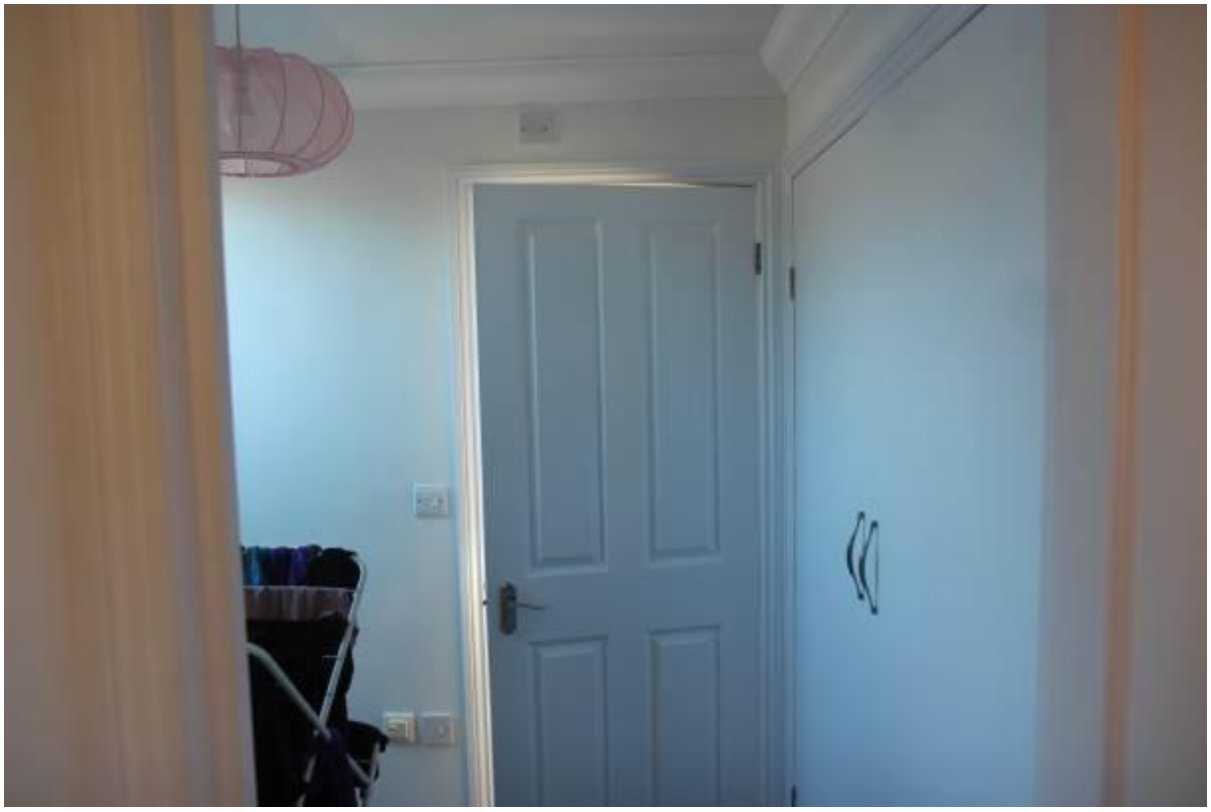
[Photo E10] I realise that it won't be clear in this picture but here I am looking up from the top of the front left eaves hatch in an effort to understand the insulation coverage. Rigid sheet insulation lines the skeiling in the crawl space. There is then a break in coverage over the top of the ashlar wall and then I can see the edge of sheet insulation continuing over the skeiling above the habitable room. I can't guarantee that the remaining ceilings and skeilings are insulated in this way but it seems likely. A concern that I have here is the adequacy of ventilation to the rafters. There are slotted vents to the soffits and the roof appears to be lined with a breathable membrane. This should allow adequate ventilation. However, in a modern construction you would typically expect to see ventilation at the ridge to better promote a through-draught. I recommend consideration be given to improving ventilation to the roof structure in this way.



[Photo E11] A view looking along the side of the eaves crawl space to the left of the rear loft room.



[Photo E12] A view into the right hand eaves crawl space. My view is entirely blocked here.



[Photo E13] Loft level landing. The walls, ceilings and skeilings are skimmed and painted and most likely formed of skimmed plasterboard. The floor is covered in carpet.



[Photo E14] View looking into the stairwell.



[Photo E15] There is a Velux roof window over the stairwell. It operates adequately and appears free from significant defect.



[Photo E16] Readings taken around the full perimeter of the roof window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E17] A large cupboard accessed from the landing. It was filled with effects which prevents a meaningful internal inspection.



[Photo E18] An eaves crawl space to the right of the loft level shower room. Inaccessible due to stored effects.



[Photo E19] Shower room to the front of the house at loft level. Walls, ceilings and skeilings are skimmed and painted. The floor is fully tiled. There is also tiling to the walls in the shower enclosure and above the basin.



[Photo E20] Velux roof window over the shower room. The window operates adequately and appears free from significant defect.



[Photo E21] Readings taken around the perimeter of the roof window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E22] Toilet with close coupled cistern and push button flush.



[Photo E23] A pedestal basin with mixer tap. I ran the hot and cold water supplies. It took a while for the hot water to come through but it did so eventually. There seems to be a good water pressure although adequacy of water pressure is subjective so you should satisfy yourself with this.



[Photo E24] Install a seal around the back of the basin.



[Photo E25] The mirror over the basin is cracked. The glass appears to be properly stuck in place so this should not be a significant concern.



[Photo E26] A shower enclosure with tray and glass door.



[Photo E27] There are splits and holes in the seal between the shower tray and the glass door. This may be sufficient to allow water to escape. It is important to maintain grouting and seals in a shower enclosure to a very high standard to protect against moisture seeping into surrounding structures and causing damage.



[Photo E28] A wall mounted twin head shower installation.



[Photo E29] First floor landing roughly at the centre of the building. Walls and ceilings are skimmed and painted. I tapped upon the walls and they all give a hollow sound suggesting lightweight partitions. The floor is covered in fully fitted carpet.



[Photo E30] It may not be clear in this picture but I saw some slight cracking to the ceiling close to the opening for the stairwell. The cracking is superficial and can be made good as part of decorative maintenance.



[Photo E31] A built-in cupboard to the left of the landing.



[Photo E32] Inside the cupboard you can see some cracking around the ceiling line. This is due to differential thermal effects and not of any structural significance. It can be made good as part of decorative maintenance. There were other similar such cracks elsewhere in the house and I will not take photographs of all of them as they are not of significant concern.



[Photo E33] Bathroom to the front right corner of the house. The ceiling as well as the front, left and part of the rear walls are skimmed and painted. I tapped upon the walls and the front and right walls appear solid whilst the left and rear internal partitions appear to be lightweight construction. The left and remaining rear walls are tiled. The floor is also tiled.



[Photo E34] The opening sashes to the window operate adequately and close reasonably well against their seals. The side hung sash has been fitted with wider opening egress hinges which gives a more substantial clear space and this window would be considered adequate for use as an egress window at times of emergency.



[Photo E35] Readings taken around the perimeter of the window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E36] Readings taken from just above the skirting to just beneath the ceiling to the front right corner of the room. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E37] A toilet with close coupled cistern and push button flush.



[Photo E38] A wash basin with a mixer tap on a vanity unit. I ran the hot and cold water supplies. Hot water came through quite quickly and there seems to be an adequate pressure.



[Photo E39] A freestanding bath with a wall mounted mixer tap. I ran the hot and cold water supplies. Hot water came through quickly and there seems to be an adequate water pressure.



[Photo E40] View beneath the bath.



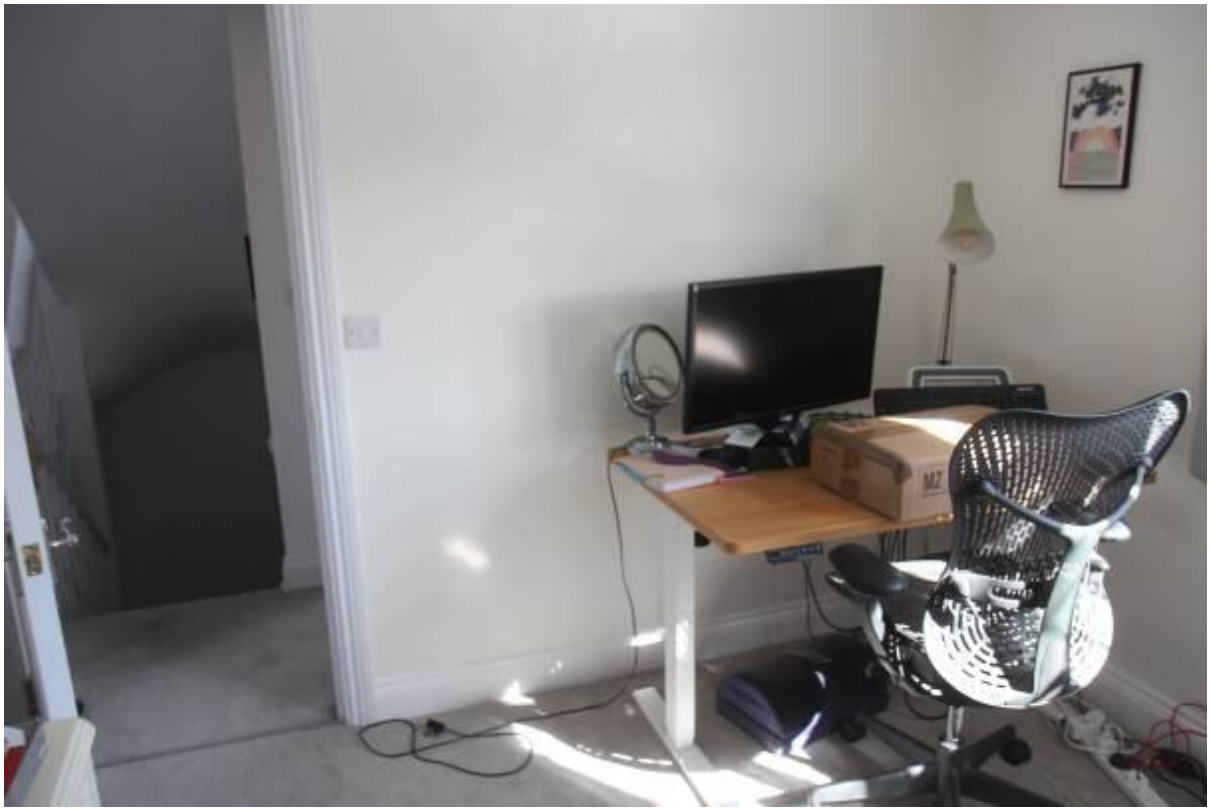
[Photo E41] There is an extractor fan in the ceiling. An admittedly rather crude check that can be performed is to take a single piece of tissue paper and see whether there is sufficient suction to hold it in place. As you can see, there is. There are more accurate ways of gauging the flowrate of an extractor fan but that is outside the scope of this survey.



[Photo E42] Front left bedroom. Walls and ceilings are skimmed and painted. I tapped upon the walls and noted that the front and left walls seem solid whilst the rear and right walls appear to be lightweight partitions. The floor is entirely covered by fitted carpets.



[Photo E43] Further view of room.



[Photo E44] Further view of room.



[Photo E45] Further view of room.



[Photo E46] The openable sashes operate adequately and close reasonably well against their seals. The right hand sash has been fitted with a wider opening egress hinges and appears to have sufficient clear opening to be considered an egress window under the terms of current building regulations.



[Photo E47] Readings taken around the full perimeter of the window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E48] Readings taken from just above the skirting to just beneath the ceiling line to the front left corner of the room. I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E49] Rear left bedroom. Walls and ceilings are skimmed and painted. I tapped upon the walls and noted that the rear and left walls seem to be of solid construction whilst the internal partitions seem to be lightweight construction.



[Photo E50] Further view of room.



[Photo E51] Further view of room showing that much of the right wall is obscured by freestanding wardrobes.



[Photo E52] The sashes to the window operate adequately and close well against their seals. The left window sash has been fitted with wider opening egress hinges and appears to provide adequate clear space to be considered an egress window under current building regulations.



[Photo E53] Readings taken around the perimeter of the window. I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E54] Readings taken from just above the skirting to just beneath the ceiling to the rear left corner of the room. I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E55] An en-suite shower room serving the rear left bedroom located to the approximate centre-left of the house. Walls and ceilings are skimmed and painted aside from the shower enclosure where the walls are fully tiled. Walls appear to be of lightweight construction except the left hand exterior wall which seems to be solid.



[Photo E56] The window sash operates adequately and closes well against its seals. I found the handle a little stiff but this can be corrected with some minor maintenance.



[Photo E57] Readings taken around the windows. I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E58] A toilet with close coupled cistern and push button flush.



[Photo E59] A wash basin with a mixer tap on a vanity unit. I ran the hot and cold water supplies. Hot water came through reasonably quickly and there seems to be an adequate pressure.



[Photo E60] A shower enclosure with a tray and sliding glass door.



[Photo E61] The seals around the tray appear intact but I saw cracking to the grouting. This may be sufficient to allow moisture to seep into surrounding structures causing damage to hidden components. Urgently repair before use. Grout and seals must be maintained to a high standard to protect against moisture seeping into surrounding structures.



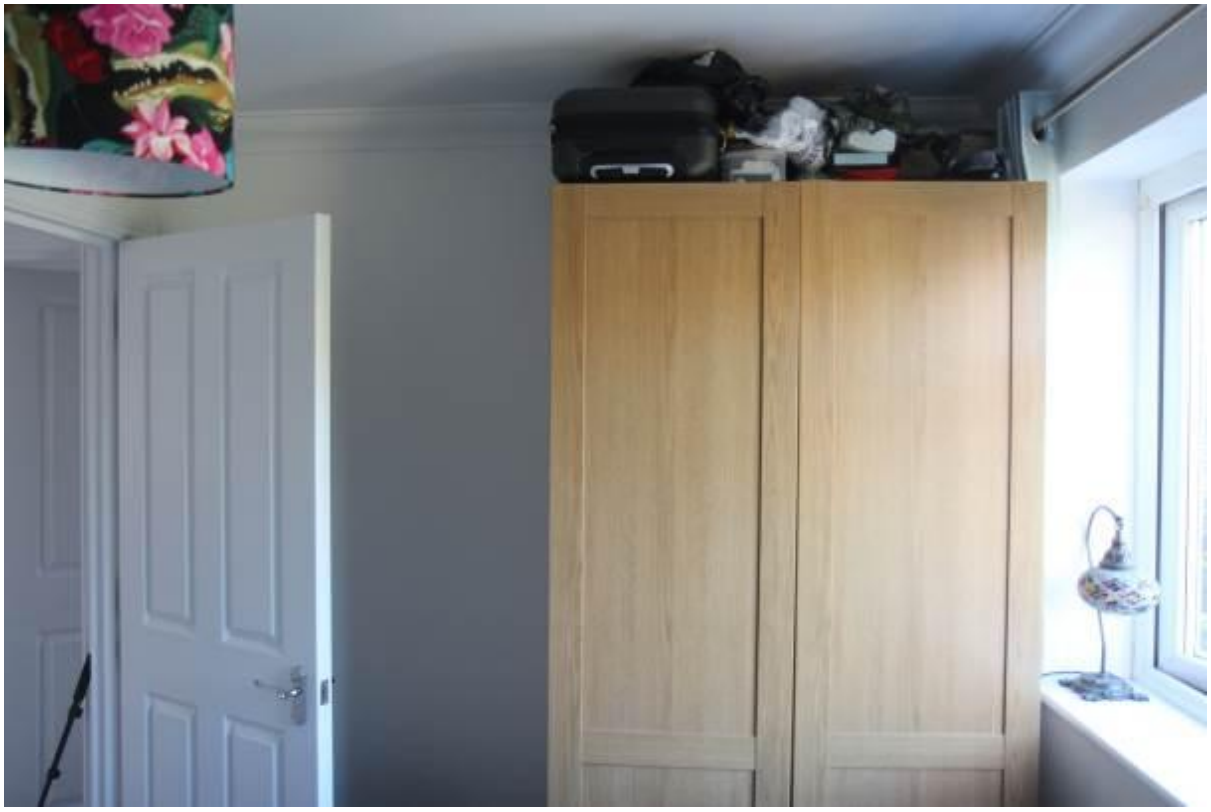
[Photo E62] Wall mounted shower controls with a single head shower.



[Photo E63] There is adequate suction from the extractor to hold a single piece of tissue in place.



[Photo E64] Rear right bedroom. Walls and ceilings are skimmed and painted. The rear and right exterior walls seem to be solid whilst the internal partitions seem to be of lightweight construction. The floor is covered in fully fitted carpet.



[Photo E65] Further view of room.



[Photo E66] Further view of room.



[Photo E67] The three opening sashes to the window operate adequately and close well against their seals. I was surprised to note that there are no egress hinges fitted to the side hung sashes which differs from the other bedrooms and the bathroom. I recommend replacing the hinges to at least one of these sashes to allow a wider opening so the windows would be considered adequate as egress windows under the terms of current building regulations.



[Photo E68] The fixed pane to the window has lost its seal and has condensated internally. Replace the sealed unit.



[Photo E69] Readings taken around the perimeter of the window. I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E70] Readings taken from just above the skirting to just below the ceiling to the rear right corner of the room. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E71] View looking down the stairs looking towards ground floor level. As you can see, the stairs are entirely covered by fitted floor coverings.



[Photo E72] Here I am measuring the height of the balustrade to the stairwell. It is 900mm high which accords with current building regulations.



[Photo E73] Ground floor entrance hall. Walls and ceilings are skimmed and painted. I tapped upon the walls and they all seem to be of solid construction. The floor is covered in an engineered wood floor finish.



[Photo E74] A further view of this room looking towards the stairs.



[Photo E75] Readings taken from floor to ceiling to both the front left and right corners and over the head of the front door. I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E76] A view looking into the understairs cupboard. The cupboard was entirely filled with stored effects preventing an inspection of the interior.



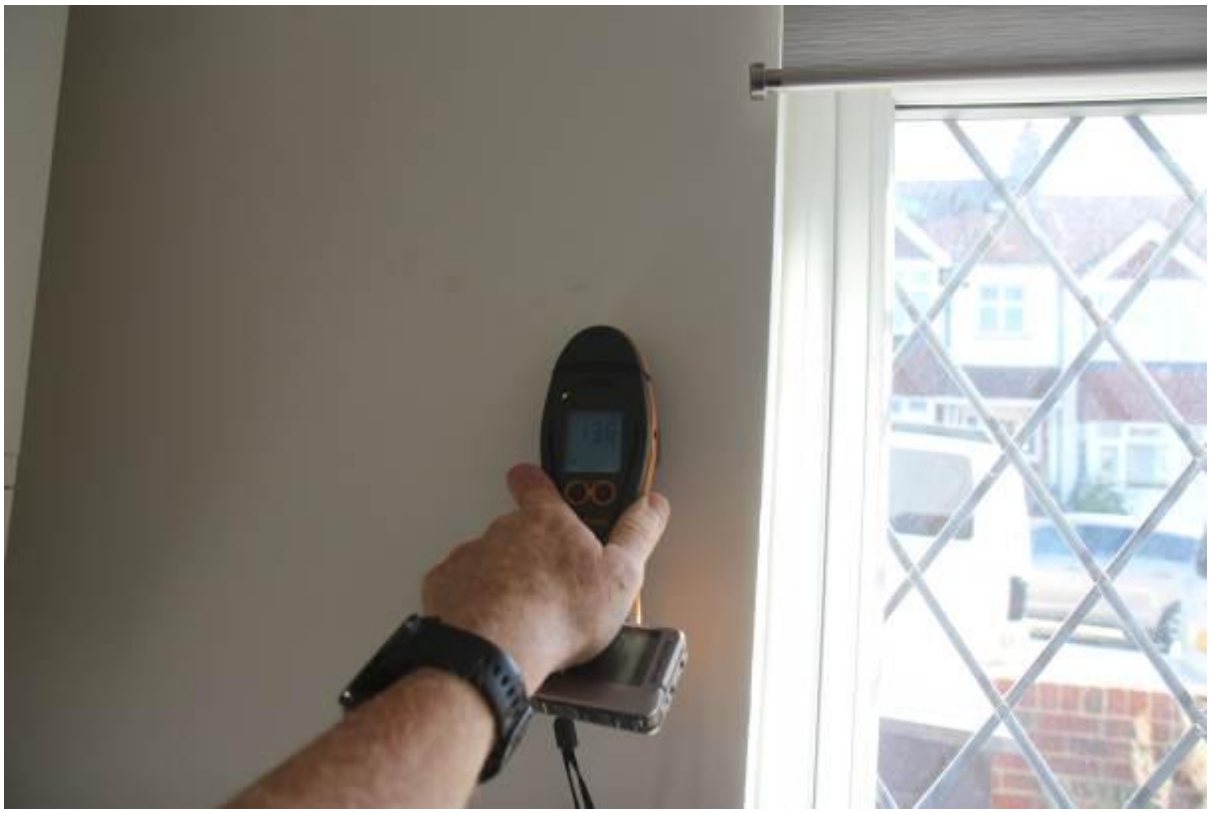
[Photo E77] I was able to gain a very limited view of the floorboards in the understairs cupboard showing that the engineered wood floor covering you can see over much of the footprint of the ground floor is laid over the top of it.



[Photo E78] A utility room located to the front right corner of the house. Walls and ceilings are skimmed and painted and walls seem to be of solid construction. The floor has the same covering as seen in the entrance hall.



[Photo E79] The side hung window sash was locked and I could not check its operation. The top hung sash was very stiff and was not closing adequately against its seals. I expect that a window repair contractor should be able to remedy this by replacing defective components.



[Photo E80] Readings taken around the sides and head of the window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E81] Access to the front right corner was almost entirely blocked but I was able to take a reading just beneath the boiler. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E82] Access along the lower part of the right side of the room was partially blocked but I was able to take a couple of readings. I did not find any evidence of significantly elevated damp at the time of the survey. Please note that I had no access to take any readings at low level across the front of the room.



[Photo E83] There is an extractor fan in the ceiling. As you can see, it does have sufficient suction to hold a single piece of tissue paper in place. However, I suspect that it is served by the disconnected ducting in the garage and I have recommended that the ducting be repaired.



[Photo E84] A toilet with close coupled cistern and push button flush.



[Photo E85] A stainless steel sink with a mixer tap on a worktop. I ran the hot and cold water supplies. Hot water came through quickly and there seems to be an adequate pressure.



[Photo E86] View beneath the sink.



[Photo E87] The sink base unit is tired and worn but perhaps serviceable for use in a utility space.



[Photo E88] Space for two appliances beneath the worktop.



[Photo E89] Living room to the rear right corner of the house. Walls and ceilings are skimmed and painted. Walls seem to be of solid construction.



[Photo E90] Further view of room.



[Photo E91] Further view of room.



[Photo E92] Further view of room.



[Photo E93] Both window sashes operate adequately and close well against their seals. The handle to the right window is a little stiff but it should be possible to correct this with some minor maintenance.



[Photo E94] Readings taken around the perimeter of the window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E95] Access to take readings above the skirting to the rear wall was largely blocked by furnishings and effects. I was able to take a couple of readings either side of the radiator and I noted no evidence of significantly elevated damp at the time of the survey.



[Photo E96] Access to take readings at low level above the skirting to the right wall was largely blocked by furnishings but I was able to take a couple of readings either side of the sofa and a further reading just above the skirting to the front right corner of the room and I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E97] The full depth of the left side of the house is taken up by a kitchen/dining room. Here I am standing in the kitchen area at the front and looking towards the rear. Walls and ceilings are skimmed and painted and the walls seem to be of solid construction. There are tiled splashbacks above the worktops. The floor is covered in the same engineered wood finish that you can see in the hall and utility room.



[Photo E98] A further view standing at the rear of the room and looking towards the kitchen.



[Photo E99] Due to the placing of fitted furnishings and general effects, I had little access to take readings above the skirting to the left of the room. I was able to take readings either side of the radiator. Here I did not find any evidence of significantly elevated damp at the time of the survey.



[Photo E100] Readings taken all the way around the rear opening for the French doors and sidelights. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E101] Access to take readings to the rear left corner was limited but a couple of readings could be taken higher up the wall and I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E102] Readings taken around the front window opening. They were taken above the tiled splashbacks and over the head of the window. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E103] Readings taken to the front left corner of the room from just above the tiled splashbacks to just beneath the ceiling. I did not find any evidence of significantly elevated damp here at the time of the survey.



[Photo E104] When inspecting the front windows, I could not reach the top hung sashes to the centre and as such, these were not properly inspected or operated. I was able to open both the side hung sashes. They operate adequately and close reasonably well against their seals.



[Photo E105] Wall units and a tall slim storage unit to the front right corner of the kitchen.



[Photo E106] A base unit and integrated dishwasher to the front right corner of the kitchen. I will note the presence of integrated appliances but I don't comment on their condition or check their function.



[Photo E107] Stainless steel kitchen sink with mixer tap. I ran hot and cold water supplies. Hot water came through quickly and there seems to be an adequate pressure.



[Photo E108] A view beneath the kitchen sink.



[Photo E109] Door fronts to the sink unit have been damaged by exposure to moisture. The kitchen units are showing signs of wear and are a little tired and worn but otherwise serviceable.



[Photo E110] Base units to the front left corner of the kitchen.



[Photo E111] Base units to the rear left of the kitchen.



[Photo E112] Space for a range cooker to the left of the kitchen. I don't know whether the vendors intend to leave this here. If this is of interest to you, you should discuss it with your conveyancer.



[Photo E113] An extractor hood over the position of the hob. I suspect that this is externally vented and it is most probably ducted through the exposed hole that I saw when looking at the left side of the house where I have recommended a grille be installed.



[Photo E114] To the four wall units to the left of the kitchen, the top hung openers do not stay open. One door front is missing.

SECTION F – SERVICES



[Photo F1] Water meter and stopcock in the public footpath just outside the property. Please note that stopcocks are not tested.



[Photo F2] A view into the drainage inspection chamber to the front of the property. No significant defects noted and no sign of obstructions. Whilst the lid should be screwed shut. The screws were not fastened which allowed me to inspect within.



[Photo F3] A second cover noted in the front garden which most likely provides access to the drains. The lid to this one had been screwed down. Where covers are screwed in place, I do not attempt to open them due to the risk of causing damage. Whilst it was useful to be able to look into the other inspection chamber, I am unable to comment on the condition of the concealed components of the drainage system including the pipes and should that be a concern, you should instruct a drainage contractor to conduct a CCTV survey of the installation.



[Photo F4] Gas meter in a wall mounted utility box in the garage. There is a date stamp that states the meter was installed in February 2024.



[Photo F5] Electricity meter and incoming electrical connection inside a wall mounted utility box in the garage.



[Photo F6] Electrical consumer unit mounted on the wall in the garage. There is no periodic inspection label on or near the unit. I strongly urge you to obtain an Electrical Installation Condition Report prior to legal commitment to purchase the property.

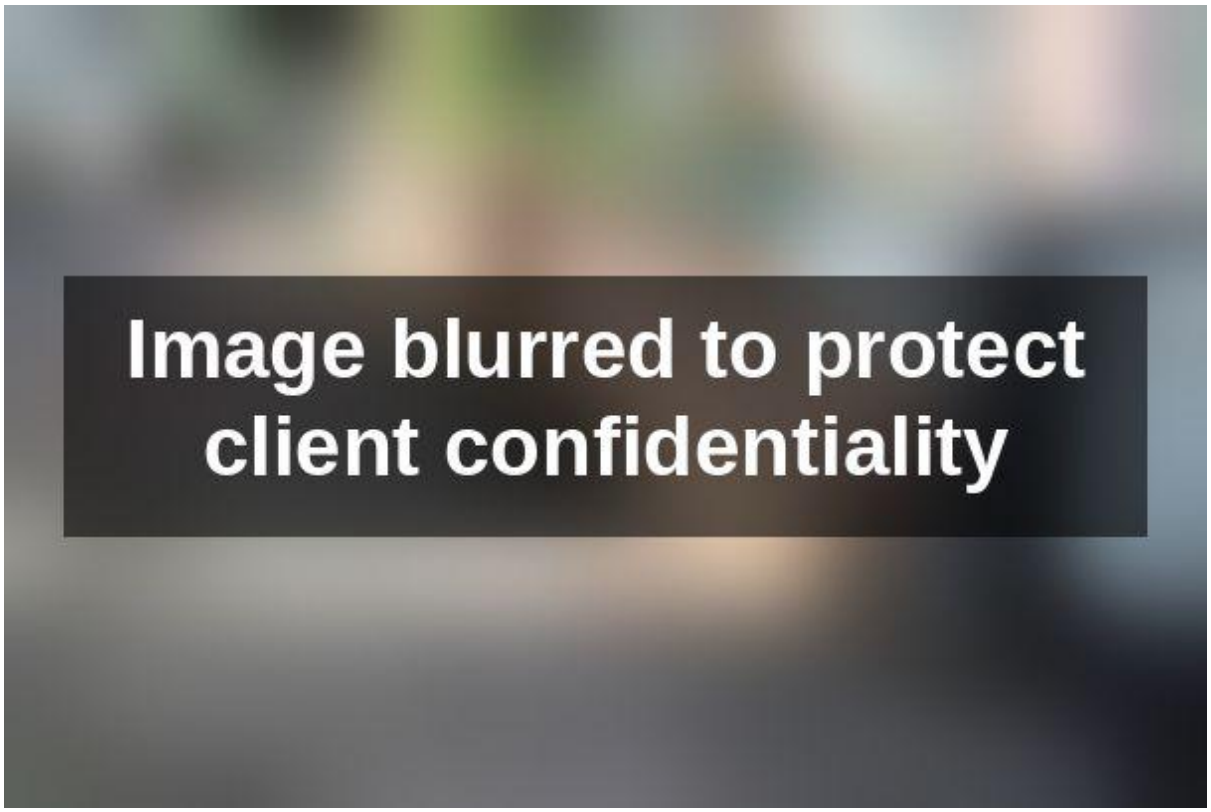


[Photo F7] Whilst not perhaps a significant defect, something I commonly see in a house that is not of recent construction and has not been recently rewired is that there tends to be inadequate power outlets to support modern lifestyles.



[Photo F8] A combination gas-fed boiler located to the front right corner of the ground floor utility room. The flue penetrates the front elevational wall. When I questioned the vendors, they informed me that the boiler has been recently serviced but they don't know how old it is. If you can obtain any information relating to the original installation of this boiler and perhaps its certification, you can gain a limited understanding of the likely remaining life expectancy. The heating system was not active at the time of the survey so I cannot comment on its performance or adequacy. Should this be of concern, consult with a heating engineer prior to purchase. The combination boiler was providing hot water on demand adequately.

SECTION G – GROUNDS



[Photo G1] A brick wall running across much of the frontage. Brickwork is in a good condition.



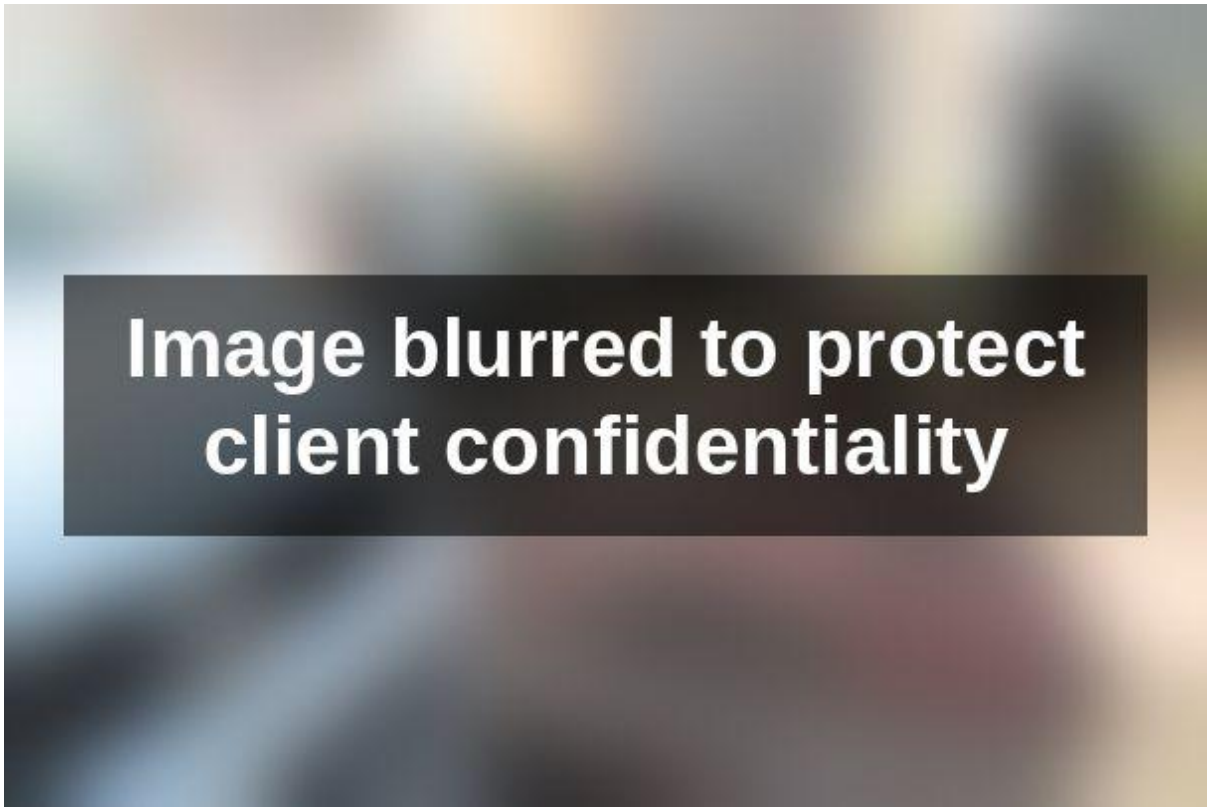
[Photo G2] A metal gate to the front of the property. It is in a reasonably good condition. There is some rust. When undertaking decorative maintenance, the rust should be rubbed back to good metal then treated and refinished.



[Photo G3] The entire frontage is brick paved. Where the pavings can be seen, they appear in good order although my inspection is hindered by numerous plants.



[Photo G4] Please note that storage buildings such as this are considered temporary and not inspected.



[Photo G5] There is no dropped kerb in front of the garage and vehicle standing in front of that garage which suggests that use for vehicle access has never been formalised and vehicles appear to park across the front of this and the neighbour's garage. However, from overgrown vegetation, it appears that the right hand neighbour does not use their garage.



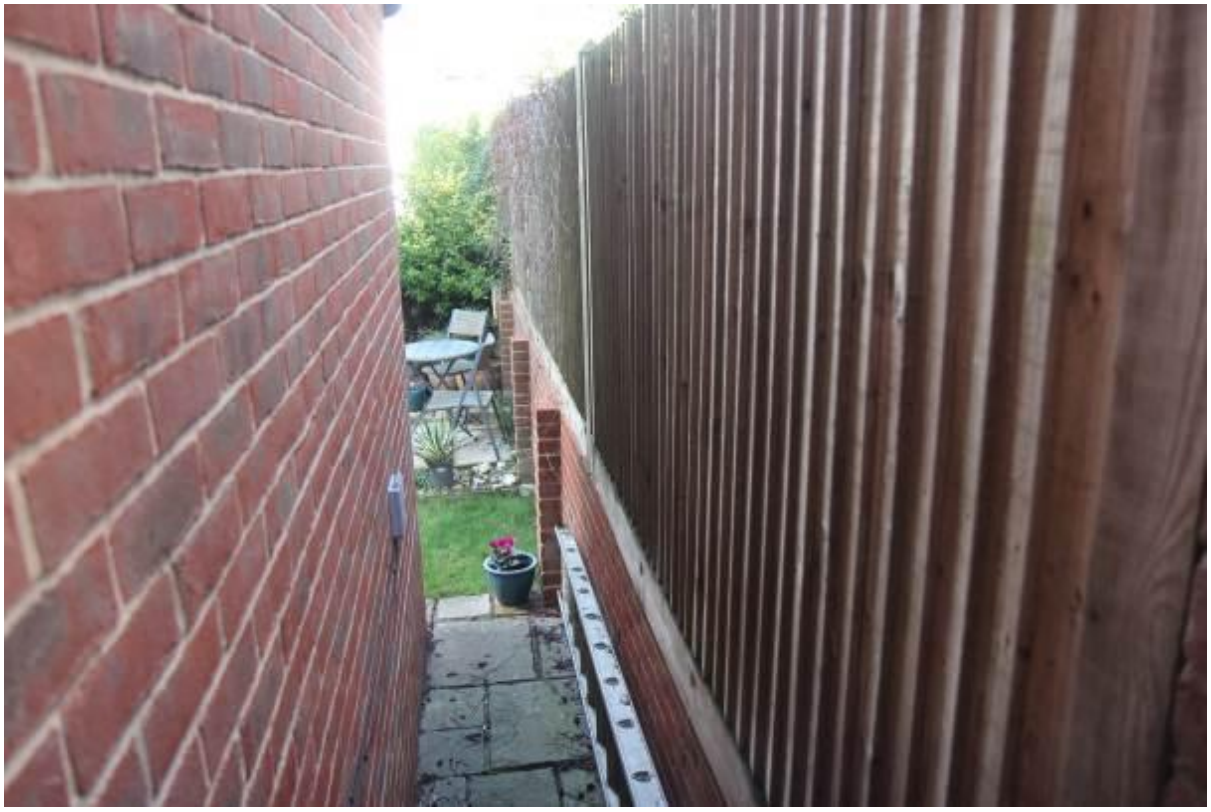
[Photo G6] A low brick wall to the right side of the frontage. It is supporting elevated grounds to the right. It appears in good order.



[Photo G7] The apparent boundary line between this and the right hand neighbour kinks at an angle behind the garage leaving an awkward wedge shaped bit of space immediately behind the garage. There is a brick wall closing this section.



[Photo G8] A paved path to the right of the house that leads to the rear of the garage.



[Photo G9] A brick wall with a timber fence over the top to the right side of the right hand passage and rear garden. I peered over the fence and it would appear that the neighbour's grounds are a little higher than the subject property so at least the lower part of the brick wall appears to be a retaining structure. Before undertaking any repair or maintenance to structures at boundaries you should first confirm ownership and responsibility of those structures.



[Photo G10] A further view of the brick wall. You can see thick concrete beneath the lower brickwork and there are some reinforcing brick piers. The brickwork appears in a reasonable condition.



[Photo G11] There is a paved patio area immediately behind the house.



[Photo G12] There are a couple of loose paving slabs which should be re-bedded.



[Photo G13] To the rear left of the house is a raised timber deck with a set of steps providing access from the rear French doors down into the rear garden. I would caution you that timber decking can become quite slippery when wet.



[Photo G14] The left boundary also appears to be irregular. Here is this brick wall that kinks to the left. The brickwork is weathered and mortar is worn but not to a significant degree. It will require periodic repair and maintenance.



[Photo G15] The remaining left side of the rear garden is closed by this timber close board fencing that appears to be in a reasonable condition.



[Photo G16] The rear boundary is likewise closed by timber close board fencing. It is largely obscured by climbing plants but where it can be seen, it appears to be in a reasonable condition. I recommend removal of the climbing plants to better inspect the fence and allow its condition to be monitored and maintained.



[Photo G17] The rest of the rear garden is laid to lawn with a small, paved area to the rear right corner.

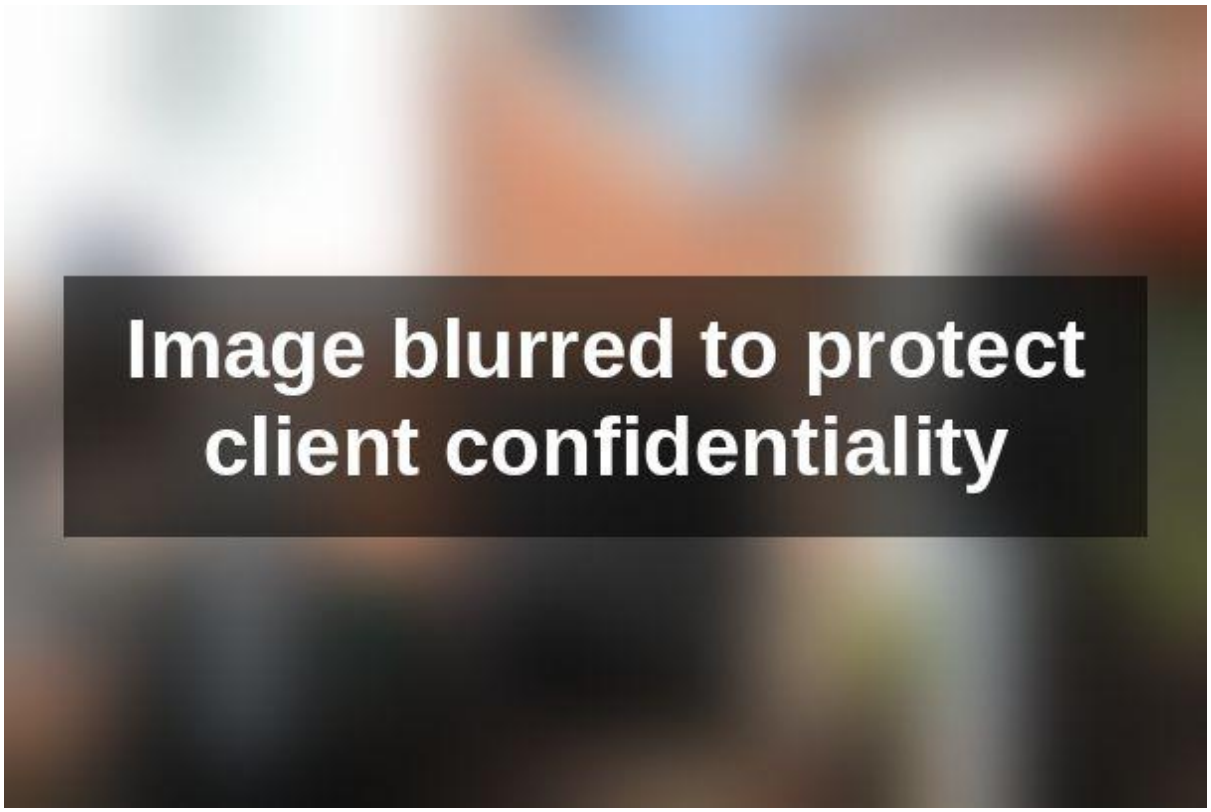


[Photo G18] When observing the left elevation of the house from the rear garden, I can see that there is a timber fence along the side. This suggests to me that there may in fact be a very narrow strip of land immediately beside the house that falls within the demise of the subject property as I can see no other reason for the erection of this fence. However, I am not able to determine the physical position of actual boundary lines beyond observing the placing of fences and walls. Consult with your conveyancer. However, even if there is a narrow strip to the left that falls within the demise of the subject property, it will still be necessary to gain access to the neighbour's property to undertake any essential maintenance.

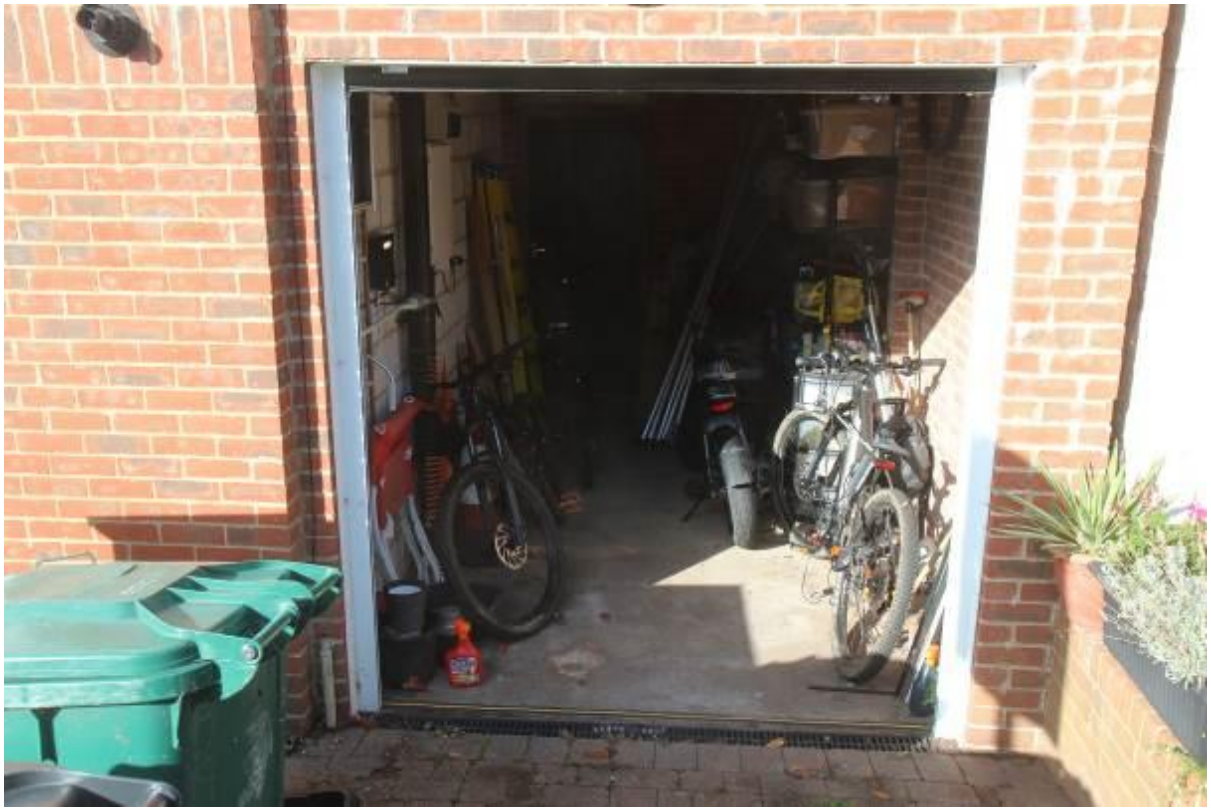


[Photo G19] A small self-seeded tree growing in the space between the timber fence and the left elevation of the house. It should be removed.

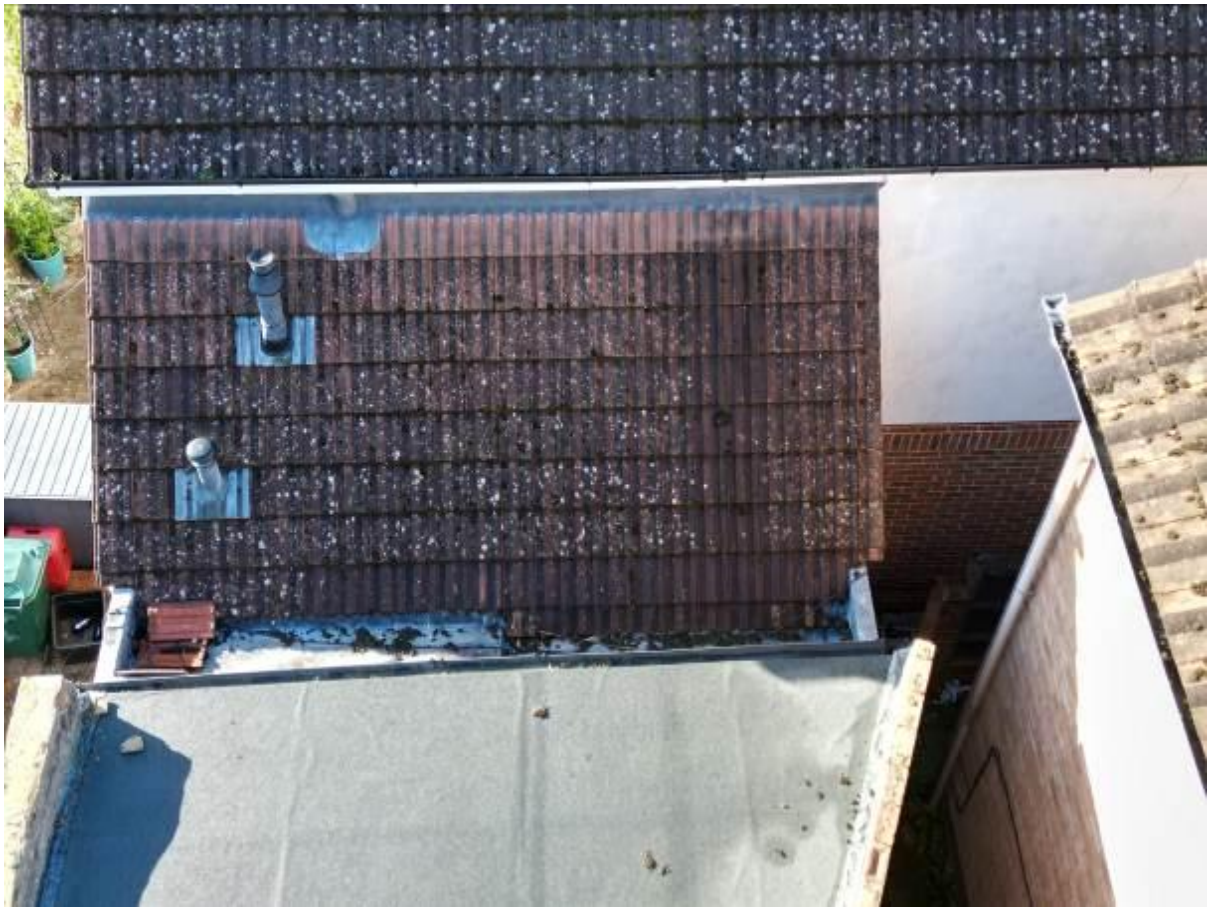
GARAGE



[Photo G20] Front elevation of garage.



[Photo G21] The powered garage door operates adequately.



[Photo G22] The roof over the garage is a lean-to roof covered in concrete interlocking tiles and there is a parapet gutter to the right.



[Photo G23] Two vents penetrate the garage roof.



[Photo G24] Here I am trying to get a better view of the weathering detail at the abutment between the garage and the house. You can see lead at the abutment running up the wall but I can't see where it is chased in as this is behind what appears to be a secondary fascia board lower than the main fascia.



[Photo G25] A further view of this area.



[Photo G26] A view of the inside of the garage. My internal inspection is hindered by significant stored effects.



[Photo G27] The roof structure is open and I would be able to inspect it if it were not for the items that have been stored.


[Photo G28] Where I was able to observe the internal structure of the roof, I noted no significant concerns.



[Photo G29] A hole in the left wall of the garage. Presumably, this previously took a vent or utility pipe. The hole should be repaired to protect against vermin ingress.



[Photo G30] You can see this ducting penetrating the right wall of the house and coming into the garage. I can't see where the pipe terminates and I don't know whether it remains in active use but clearly, the pipe is broken. It is likely that this or the open hole serves ventilation in the utility room and as such, it should be reconnected and repaired.



[Photo G31] To the rear of the garage is this timber pedestrian door. The door operates adequately and is free from significant defect.


[Photo G32] A view of the hopper that takes the rainwater from the parapet gutter. Also note how the neighbour's garage guttering drops into this hopper.



[Photo G33] The downpipe connected to the hopper drops into this rainwater gulley. The gulley itself is blocked with silt. It is clearly not performing and there is evidence of general dampness in this space. It is likely that the gulley will need to be replaced. It is also possible that connecting pipework may be similarly blocked. This should be investigated and remedied as required.



[Photo G34] A view of the upper rear elevation of the garage. The narrow space behind the garage is such that I can't get a good elevational photo of the rear.