

# RICS **Building Survey**



Property address

34 Thornhill Road, Huddersfield, HG3 3DD

Client's name

Mr Shaid Hussain & Mrs Sarah Ahmad

Date of inspection

5<sup>th</sup> April, 2018

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- Typical house diagram

\* Please read the entire report in order.

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# Introduction to the report

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This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in the report, you do this at your own risk.

The Building Survey aims to:

- make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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## B

## About the inspection

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Surveyor's name N Gilson MRICS

Surveyor's RICS  
number 0857670

Company name Countrywide Surveying Services

Date of the  
inspection 5th April, 2018

Report reference number QR304433

Related party  
disclosure As far as I am aware, there is no conflict of interest apparent.

Full address  
and postcode  
of the property 34 Thornhill Road, Huddersfield, HG3 3DD

Weather conditions  
when the inspection  
took place It was dry when I inspected the property. Prior to the inspection the weather had been mostly changeable for several days.

The status of the  
property when the  
inspection took  
place When I inspected the property it was occupied and furnished. There were fitted floor coverings throughout the property.

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We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

|    |                                                                                                                                                    |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 3  | Defects that are serious and/or need to be repaired, replaced or investigated urgently.                                                            |
| 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. |
| 1  | No repair is currently needed. The property must be maintained in the normal way.                                                                  |
| NI | Not inspected (see ‘Important note’ below).                                                                                                        |

**Important note:** We carry a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner’s consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



Please read the ‘Description of the RICS Building Survey Service’ (at the end of this report) for details of what is, and is not, inspected.

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34 Thornhill Road, Huddersfield HG3 3DD



# Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of the different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section, and discuss in detail with us.

## Overall opinion

Most clients find it useful to read the Overall Assessment and Summary sections of the report first, to gain a general 'overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Should you require any further clarification in any matter, please do not hesitate to contact me.

I am pleased to report that the property is considered to be in satisfactory structural condition. I also noted no evidence of significant defects in respect of damp or timber defects.

There is what may be perceived as a high number of elements allocated a Condition Rating 3 in this report. Given the age and type of property, I have inevitably identified more defects and issues than that of a more recently built property. The type and number of problems identified are typical for a property of this age.

This report has been prepared with regard to its size, age and character. In view of the age of the building, continuing maintenance expenditure must be anticipated. It would also be unreasonable to expect to be able to achieve building standards and maintenance liabilities comparable to modern construction.

This report is a snap shot of the condition of the property at the time of my inspection. It must be accepted that defects could arise between our inspection and your occupation of the property. This risk could be increased if the property is left vacant or prolonged spells of bad weather are experienced.

Where I have included Condition Ratings 2 and 3 in the report, I draw your attention to the explanation of these terms in Section B and to the advice given in the 'What to do now' section of this report. You should ensure that you have undertaken any recommended further investigations and are fully aware of the financial obligations for any repairs needed before you commit to purchase this property.



| Section of the report   | Element number | Element name                          |
|-------------------------|----------------|---------------------------------------|
| E: Outside the property | E1             | Chimney stacks                        |
|                         | E4             | Main walls                            |
|                         | E5             | Windows                               |
|                         | E7             | Conservatory and porches              |
| F: Inside the property  | F5             | Fireplaces, chimney breasts and flues |
|                         | F7             | Woodwork                              |

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|                   |    |             |
|-------------------|----|-------------|
| G: Services       | G1 | Electricity |
|                   | G2 | Gas/Oil     |
|                   | G3 | Water       |
|                   | G4 | Heating     |
|                   | G6 | Drainage    |
|                   | G8 | G8          |
| H: Grounds (part) |    |             |

2

| Section of the report   | Element number | Element name                 |
|-------------------------|----------------|------------------------------|
| E: Outside the property | E2             | Roof coverings               |
|                         | E3             | Rain water pipes and gutters |
| F: Inside the property  | F1             | Roof structure               |
|                         | F3             | Walls and partitions         |
|                         | F8             | Bathroom fittings            |
| G: Services             |                |                              |
| H: Grounds (part)       | H2             | Other                        |

1

| Section of the report   | Element number | Element name      |
|-------------------------|----------------|-------------------|
| E: Outside the property | E6             | External doors    |
|                         | E9             | Other             |
| F: Inside the property  | F2             | Ceilings          |
|                         | F4             | Floors            |
|                         | F6             | Built in fittings |
|                         | F9             | Other             |
| G: Services             | G5             | Water heating     |
| H: Grounds (part)       | H1             | Garage            |

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### Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs

Cost guidance (where agreed)

|                                                           |  |
|-----------------------------------------------------------|--|
| Fit cowls to chimney stack.                               |  |
| Overhaul / repair gutters.                                |  |
| External repointing works / repairs to stonework.         |  |
| Unblock drainage.                                         |  |
| Replacement glazing to internal doors and landing window. |  |
| Repairs to boundary wall and driveway.                    |  |
| Edge protection to the pond.                              |  |
| Replacement incoming water supply pipe.                   |  |

### Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

The further investigations recommended below should be undertaken by the relevant qualified specialists and concluded with quotations for repairs obtained before exchange of contracts. In this way, all potential liabilities may be known before a legal commitment is made to purchase the property.

There has been no recent safety checking / servicing of the services as reported in Section G1 - Electricity, G2 – Gas and G4 - Heating. As a precaution, further investigations should be undertaken in order to ensure the services are safe and satisfactory for use.

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## D

## About the property

|                                               |                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Type of property                              | <p>This is a traditionally constructed two storey semi-detached house with additional accommodation in the loft space and a cellar.</p> <p>The front of the building faces east. Any references to the left or right of the property are given as if viewing the building from the front property.</p> |
| Approximate year the property was built       | 1890                                                                                                                                                                                                                                                                                                   |
| Approximate year the property was extended    | I believe the garage extension was constructed around 1980.                                                                                                                                                                                                                                            |
| Approximate year the property was converted   | Not applicable                                                                                                                                                                                                                                                                                         |
| Information relevant to flats and maisonettes | Not applicable.                                                                                                                                                                                                                                                                                        |

### Accommodation

Lower Ground – Utility, keeping and wine cellar.

Ground Floor – Entrance vestibule, entrance hall, lounge, dining room, kitchen, bathroom and conservatory.

First Floor – Landing, four bedrooms, bathroom and landing.

Second Floor – Landing, three bedrooms, box Room and bathroom.

### Construction

The property is of traditional construction. The loads from the roof and floors are transmitted by the walls to the foundations and ground.

The property has solid masonry walls with stone elevations. The roof is pitched and slated and the floors are of suspended timber construction. The windows have stone lintels, sills and mullions. The gable walls are surmounted with stone copings and a stone feature pinnacle.

The property benefits from ground and first floor bay windows to the front elevation comprising of stone lintels, sills, mullions, moulded cornices and blocking course.

There is also a stone surround to the main entrance door consisting of stone plinths, pilasters, moulded cornice and blocking course. Access to the main entrance door is via stone steps and landing.

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## D

## About the property (continued)

The property has been extended to the left-hand side to provide a garage and carport which is believed to have been constructed in the early 1980s. The property also benefits from a conservatory to the rear of the property, although the age of the extension is unknown.

As indicated, the property is of traditional construction. You should understand that the breathability of traditional structures and materials is important. Where elements of the property are sealed or covered over with impervious materials such as cement renders, paints and plastics it can lead to trapped moisture and condensation. This can lead to consequent deterioration and disrupt performance. When undertaking work in the future, it will be important to obtain the advice and services of relevant qualified builders and specialist to avoid problems developing.

Parts of the property were constructed many years ago and will therefore not comply with current regulations and standards in numerous respects. This however, does not mean that the building is not fit for habitable purposes. In view of the age of the building, continuing maintenance expenditure must be anticipated. It would be unreasonable to expect to be able to achieve building standards and maintenance liabilities comparable to modern construction.

When this property was built preventing heat loss was not a significant consideration of Building Regulations and standards. The property will not perform to the standards and requirements of modern construction and the property could be subject to condensation and mould. Heating, everyday use patterns of the occupants and seasonal differences can also have a significant affect. It must be accepted that improvements and upgrades may become necessary in the future as problems arise. Raising the thermal performance of some elements may be disruptive and costly to achieve.

## Means of escape

The principal escape from the property is via the front door. The principal escape route from the upper floors is via the stairs. The main staircase discharges directly to the principal exit door which is the most efficient route for emergency egress in the event of a fire.

The provision of emergency egress from the first floor windows is satisfactory.

The property appears to have a combination of mains and battery powered smoke detection which seems to be appropriately positioned.

However, I noted the following items:

- The vendor advised that the mains powered detection system was previously monitored as part of the 'Tunstall' monitoring system but may now be defunct. The system should be tested.
- The property has more than two storeys of accommodation. Protecting the principal escape stair in the event of a fire from smoke and the spread of fire will be of great importance. The doors do not appear to be fire rated and with intumescent smoke seals and strips.

These matters are a risk to the occupants and a safety hazard. I refer you to the summary of risks in Section J of this report. You should obtain advice from a fire officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.

## Security

Security provisions noted within the property comprise an intruder alarm, external security lighting and boundary walls and fences. Further improvements could however be made as follows:

- There is no CCTV installation. Modern surveillance systems are now becoming more affordable. Any future installation should be carried out by an appropriate qualified person.
- The windows will provide little resistance to forced entry.
- I have not tested the security alarm. You should ask your Legal Adviser to check whether the security alarm has been serviced recently and I refer you to Section I. If there has been no

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## D

## About the property (continued)

recent servicing you should have it checked by a specialist before use.

These matters are a risk to the occupants and a safety hazard. I refer to the summary of risks in Section J of this report. You should obtain advice from the local crime prevention officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.

## Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

## Energy Efficiency Rating

E54

## Services

## Gas

Mains ☒ Other ☐

## Electricity

Mains ☒ Other ☐

## Water

Mains ☒ Other ☐

## Drainage

Mains ☒ Other ☐

*Please see section K for more information about the energy efficiency of the property.*

## Central heating

Gas ☒ Electric ☐ Solid Fuel ☐ Oil ☐ None ☐

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

There are no other services or energy sources.

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## D

## About the property (continued)

## Grounds

There are mature gardens to the front, rear and side of the building. There is a garage and carport built on the side of the property. Access to the rear garden is via the main house or the carport which is secured by a single door

Parking is available on the driveway and in the garage. Parking is also available at the roadside.

There is a timber shed and sun house with the property together with a conservatory.

## Location

The property is located in a suburban area with similar properties on a main road. This is primarily a residential area.

It would be prudent to visit the property and surrounding areas on a number of different occasions and at various times of the day so that you can discern better whether there are any issues that could affect your future enjoyment of the property and your decision to purchase.

## Facilities

Normal amenities and facilities are available within a reasonable travelling distance. Public transport is also readily available in the vicinity.

There are schools within a reasonable travelling distance.

It would be prudent to familiarise yourself with the locality and facilities, prior to purchase of the property, to ensure you are aware of what is available within your local area.

## Local environment

The property is built on a reasonably level site. The property is not in an area known to be at risk from flooding.

The property is sited on an elevated position. I believe the property to be in an area of moderate exposure to weathering elements. Given that the property is exposed by its surroundings a higher than average level of weathering is likely to occur in the future. The risk of storm damage must also be anticipated from time to time.

## Other local factors

You should familiarise yourself with the locality and its amenities.

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## E

# Outside the property

## Limitations to inspection

Due to the height and position of the property, I could not fully inspect all of the building elements. In particular, I could not fully inspect all the chimney stacks, their flashings, the roof coverings and the valley gutters.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.

Vegetation and Ivy growth prevented a full view of the wall structure to the south elevation.

The underside of the roof coverings could not be inspected due to the presence of a roof underlay (when inspected via the roof hatch) or ceiling finishes of the rooms within the roof structure.

As it was not raining whilst I inspected the property, I am unable to confirm that the roof, gutters and weather proofing details are weather-tight.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.

1 2 3 NI

E1  
Chimney stacks

The property has three chimney stacks built in stone. The central stack appears to be shared with the neighbour. The stacks have lead flashings.

3

The chimneys are in a condition that is to be expected bearing in mind the age of the property but some works of repair are required as described below.

I noted the following items:

- The chimney pots to the central chimney stack are open and unprotected. This will lead to rain water entering the flues and consequent damp penetration and deterioration internally. Protective cowls should be fitted to the pots to reduce the risk of future defects developing.
- The mortar pointing to the south gable stack is weathered below the gutter line. Repointing is required to reduce further deterioration, damp penetration and structural problems arising.
- Some of the stones to the south gable stack are weathered below the gutter line. All affected masonry should be cut out and replaced to reduce further deterioration, damp penetration and structural problems arising.

**Condition Rating 3.** The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive. I also refer you to my comment in Section J - Risks.

In other respects, and with the exception of the above comments, the chimneys are in reasonable condition bearing in mind the age of the property. There is evidence of recent repointing works to the stacks to the south elevation. No signs of structural defect, excessive weathering or leakage were noted. Over time deterioration will occur because the various parts that make up a chimney, including the capping's and the waterproof flashings are very exposed. Chimneys should be regularly inspected and maintained in good condition.

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## E

## Outside the property (continued)



**Chimney stack A**



**Chimney stack B**

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## E

## Outside the property (continued)



Central chimney stack

**Advice**

The chimney pot bedding mortar to the central stack could not be properly seen but is very exposed and may have deteriorated. This should be checked as soon as the opportunity arises.

The chimney is unlikely to contain a damp-proof course and there is a risk of damp penetration, particularly during periods of wet weather. It would not be easy to install a damp proof course without carrying out reconstruction. I found no evidence of recent damp penetration inside the property. If you experience damp problems after taking occupation then please note that rebuilding may be required to allow damp proofing details to be built into the stack and this would be costly.

The owner of the neighbouring property will have rights (and responsibilities) with regard to the central stack and you should check with your Legal Adviser before any work is undertaken. I refer you to my comment in Section I.

E2  
Roof coverings

The main roof is pitched and covered with slate complete with clay ridge tiles. The roof is lined with sarking felt underlay which was confirmed by the inspection of the accessible roof void.

There is a dormer to the front roof slope which has slate covering to the roof and side elevations. There are valleys to the intersection between the roof slopes.

There are also 'Velux' roof lights to the front and rear roof slopes. The front bay window has a lead sheet capping detail.

The age of the roof covering is not known although the general appearance of the roof covering would indicate it is old. However, the presence of a roof underlay would indicate the roof covering has been lifted and re-laid at some point in the past. It is likely that the roof covering was salvaged for re-use at this time. Such work may have required local authority consents. I refer you to my comments below regarding the possible need for statutory approval and whether there are any guarantees for the covering.

The main roof coverings are weathered in a manner in a condition that is to be expected bearing in mind their age and while they remain serviceable, there are some works of repair and maintenance required as described below.

I noted the following items:

- Some of the mortar pointing to the ridge tiles is cracked and starting to loosen and some

2

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## E

## Outside the property (continued)

repair is needed in order to prevent damp penetration and damage from wind uplift.

- A few slates and are loose. Localised repair is needed.

**Condition Rating 2.** The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive.

In other respects, the roof coverings appear in satisfactory condition for their age. You should check the roof coverings on a regular basis and they should be maintained in good condition. Small items of disrepair if left unattended can lead to costly problems.

Despite the above, you should note that the roof tiles are aging and more regular repair and maintenance is to be anticipated in the short term in order to ensure the roof covering remains in satisfactory condition. You should expect that more comprehensive repair or overhaul is likely to be required during your future occupation of the property and future significant expenditure is to be anticipated.

The roof lights also appear free from any signs of damage or damp penetration internally.



Front roof slope



Rear roof slope

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## E

## Outside the property (continued)



Side roof slope

**Advice**

The position of the property will lead to a greater exposure to weathering elements and wind damage, particularly in storm conditions. A higher incidence of repair and maintenance is to be anticipated as a result.

Sealing products are now being used on tile roof coverings with the aim of sealing weathered and deteriorating tiles to extend the life expectancy of the roof covering. This can lead to the tiles being unable to breathe, trapping moisture within and these treatments may do more harm than good. Despite any possible benefits, such repairs are also an indication that the roof covering is aging and at best will only slightly delay the inevitable full replacement of the roof covering.

Valley and horizontal gutters are vulnerable locations for damp penetration. As part of your future maintenance of the property, regular inspection should be undertaken in order to ensure its condition remains satisfactory.

The roof lining could not be seen at eaves level and I cannot confirm its condition or whether it properly laps into the guttering. Felt deteriorates when exposed to sunlight. This increases the risk of water ingress at eaves level. I found no evidence of any damp related problems, but if defects are found on closer inspection or begin to appear in the future it will be necessary to strip back the roof covering from the edge to allow the felt to be repaired or replaced.

The coping stones and stone pinnacles on top of the parapets / gable walls appear in fair order from ground level but as they are very exposed, copings and pinnacles are vulnerable to decay and dislodging. Therefore, for safety reasons a closer inspection should be made to check the quality of the copings when access is gained to the roof for repairs or maintenance.

When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

E3 The rainwater goods are a mixture of plastic and cast-iron sections.

2

Rainwater pipes  
and gutters

The rainwater downpipes are of plastic and pass below ground. They are assumed to be connected to a suitable discharge point such as a public drain but this cannot be verified without further investigations. The gutters are of cast iron construction and are supported off stone corbels.

The fittings are in reasonable condition bearing in mind their age but there is a need for some repairs and improvements. I have provided more detail below.

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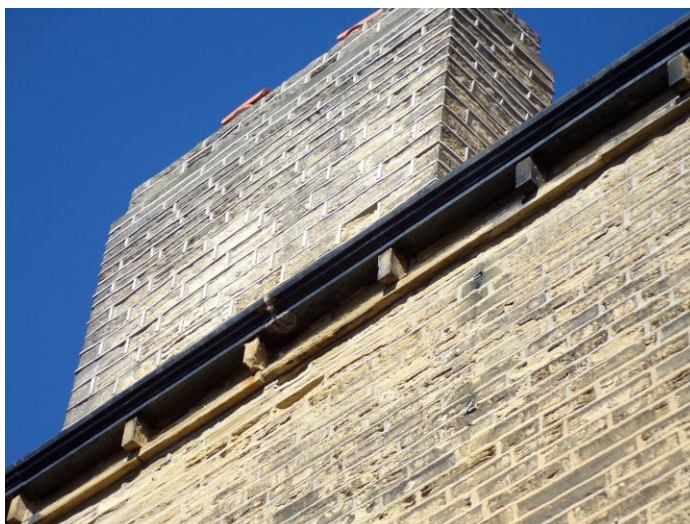
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I noted the following items:

- Several gutter downpipe joints are stained and possibly leaking. Resealing is required.
- The rainwater fittings show signs of rusting. Some repairs are required.
- The fittings to the rear contain some debris. The fittings need clearing to reduce the risk of blockage and overflowing.

**Condition Rating 2.** The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive.

In other respects, the fittings appeared to be in satisfactory condition.



**Corrosion to cast iron gutter.**

#### Advice

As it was not raining at the time of my inspection I am unable to be certain that all of the joints are free from leakage. I recommend the fittings are inspected during wet weather to enable any leakage to be identified and rectified.

Plastic rainwater goods are relatively low maintenance as they do not require redecoration. However, the joints of plastic gutters are sealed with flexible gaskets and these perish with age commonly lasting around 20 years.

Cast-iron rainwater goods are very heavy and could cause damage or serious injury if they were to fall from a height. The security of the fittings should be checked regularly. The joints are also prone to rusting and leaking and they require regular sealing.

E4  
Main walls

The walls appear to be of solid masonry construction with stone elevations. There is no evidence of a damp-proof course in the walls.

3

The walls are in reasonable condition overall, free from serious defects. They are, however, weathered in a number of areas, in particular to the south elevation, where some works of repair are required. The east and south elevations are weathered in a manner that is to be expected bearing in mind the age of the building.

#### Finishes

I noted the following items:

- The mortar pointing to the south elevation, including the chimney stack below eaves

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## E

## Outside the property (continued)

level, is heavily recessed, badly weathered and generally in poor condition. Repointing is required.

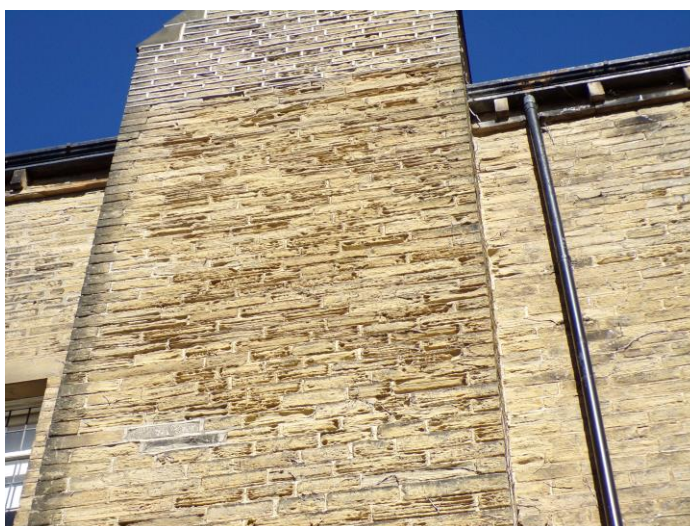
- The stone masonry to the south elevation, including the chimney stack, is decaying in areas. The decay is advanced in some locations and there will be a significant risk of damp penetration and more significant defects developing. Repair of the stonework will be required and this will involve chopping out the badly affected stones and replacing in new.
- Ivy is growing on the walls to the south-east elevation. This will cause damage. I recommend its removal. Some related repairs might be required.

**Condition Rating 3.** The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive. I also refer you to my comment in Section J - Risks.

I also noted the following items:

- The mortar pointing to the east and west is missing and loose in some areas. Localised repointing required.
- There are several weathered and damaged stones to the east and west elevation. Repairs are required.

In other respects, the wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age. Normal maintenance will be required.



**Poor pointing and weathered masonry to chimney stack**

#### Advice

You should note that due to age, the stone masonry will also be becoming increasingly porous and an accelerated rate of deterioration is to be anticipated in the future. More regular repair and maintenance is therefore to be anticipated and this is typical of the more onerous responsibilities for repair of a property of this age.

When undertaking pointing it is essential that the joints are raked out sufficiently, usually to a depth of not less than 20 mm so that the new mortar is given sufficient key. Failure to do this can result in the new pointing simply cracking and falling out over a relatively short timescale. The new mortar should not be too weak, but conversely it should not be stronger than the stones to which it is applied. A common misconception is that mortar requires a large proportion of cement in the mix, but too rich a cement content can cause serious problems. This work should only be entrusted to an experienced bricklayer.

Where walls have been previously been repointed (chimney stacks), the walls have been

Property address 34 Thornhill Road, Huddersfield HG3 3DD

repointed with what appears to be a hard cement mortar. Depending on the strength and quality of the stone the use of a hard mortar may cause the stone to deteriorate in the future. At present the stonework is unaffected. The situation should be monitored and if the masonry starts to deteriorate, the hard mortar will need to be replaced.

#### Structural movement

I saw no other evidence of significant movement having affected the walls.

However, I noted the following item:

Evidence of minor and non-significant cracking was noted to the walls to the rear. The movement that has caused this is not considered to be serious and is characteristic of normal thermal movement that commonly affects houses of this type. Further significant movement is unlikely to occur. You might wish to have the cracks carefully repaired as a cosmetic improvement although this is not essential.

#### Advice

Buildings move and distort over their lifetime. This is because the weight of a building is not evenly distributed through all parts of the walls or structure. Some parts are more heavily loaded than others and this compresses them over years or decades, often resulting in parts of a building being out of square. This can be often most noticeable at door openings. This is perfectly normal and provided that the amount of movement is within acceptable structural limits then no remedial action is required other than for cosmetic reasons.

Stone walls of this age are normally constructed of an outer and inner leaf of masonry that is filled with rubble. The outer and inner leaves of masonry are tied in random locations by stitching stones that span between the two leaves. Depending to some extent on the quality of original workmanship, the outer leaf may not be well bonded to the interior and therefore it can suffer from movement. No signs of associated defects were seen at the time of our inspection. However, this is a risk that must be accepted in the purchase a property of this age and type.

There are trees near the building. Trees can cause structural damage. No sign damage was seen but tree growth should be managed and controlled to reduce the risk of future damage. I refer you to my comment in Section H2.

The coping stones on top of the parapets appear in fair order from ground level but as they are very exposed, copings are vulnerable to decay and dislodging. Therefore, for safety reasons a closer inspection should be made to check the quality of the copings when access is gained to the roof for repairs or maintenance.

#### Dampness

I saw no evidence of significant damp having affected the main house walls.

#### Advice

Solid walls rely on their thickness to prevent driving rain penetration. The property is located in an exposed position and there is a risk that these walls may become saturated during severe wet weather which can lead to dampness. The walls must be kept in good condition to minimise this risk.

I cannot confirm whether the parapet walls contain proper damp proofing measures. If these were omitted as is often the case in older buildings some damp could occur following driving rain. However, I saw no sign of damp in the habitable parts due to defective parapets at the time of my inspection.

When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

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E5  
Windows

3

The window frames to the property are of timber sash and casement construction. The sash windows are complete with sash cords. They are single glazed with a number of windows have leaded lights. A number of windows have secondary glazing fitted internally.

The age of the window frames is not known. However, based on appearance and overall condition they are likely of considerable age.

The timber frames were sound where probed and there were no signs of significant rot or deterioration. The windows were locked in some instances; however, they were generally operable where tested.

The mortar to the frame surrounds also appeared free from any significant deteriorating. Checks were made for internal damp ingress to the window sills and frame reveals and no damp was found.

However, I noted the following item:

- The glass in the stairwell windows has no markings to indicate toughened or laminated safety glass is present. Glass is also closer to floor level than normally recommended. To reduce the risk of injury from accidental breakage the glass should be tested by a glazing specialist to confirm it complies with the relevant British Standard. **Further Investigation.** If it fails to comply this is a safety risk and the glass should be replaced or protected internally for example, by the installation of an internal barrier.
- Some of the windows have been over painted and sealed up and cannot be opened which limits natural ventilation. Improvement to ventilation is needed.

### Condition Rating 3.

I also noted the following item:

There are some small gaps and splits in the sealant pointing between the window frames and the surrounding masonry but I noted no damp internally as a result. In time the sealants will need to be replaced as part of normal maintenance.

In other respects, the windows are slightly worn and weathered but are in satisfactory condition for their age. Normal maintenance will be required.



Glazing to stairwell window

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## E

## Outside the property (continued)

**Advice**

It is essential that the seals between the window frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

E6  
Outside doors  
(including patio  
doors)

The main front door is of timber panel construction with glazed door panels and glazed over-light. **1**

The rear door is also of timber construction with glazed door panels.

The timber doors were sound where probed and there were no signs of significant rot or deterioration. They were generally operable where tested.

There are some small gaps and splits in the sealant pointing between the door frames and the surrounding masonry but I noted no damp internally as a result. In time, the sealants will need to be replaced as part of normal maintenance.

In other respects, the doors are weathered but slightly worn but in satisfactory condition allowing for age. Normal maintenance will be required.

**Advice**

It is essential that the seals between the door frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

E7  
Conservatory  
and porches

The conservatory has masonry walls of cavity construction with double glazed timber windows and doors. The roof is timber framed and glazed construction complete with plastic guttering to the eaves. The exposed rafters are finished with lead cloaking pieces. **3**

The floor is of solid concrete construction with a tiled floor finish. The internal wall finish is of solid plaster.

The age of the conservatory is not known. However, based on appearance and overall condition it is believed to be fairly old, possibly being constructed at the same time as the garage.

The timber frames were sound where probed and there were no signs of significant rot or deterioration. The windows were locked in some instances although were generally operable where tested.

The conservatory is in reasonable condition generally but there is a need for some repairs and improvements. I have provided more detail below.

I noted the following items:

- There is evidence of some staining and leakage externally from the plastic rainwater fittings. Repair is needed.
- Damp was noted internally above the entrance door as a result of defective flashing at the abutment between the conservatory roof and main house wall. There is related internal damage to the plaster. Repair is needed.

**Condition Rating 3.**

In other respects, the conservatory is in satisfactory condition for its age. Normal maintenance will be required.

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## E

## Outside the property (continued)



Evidence of damp to the conservatory

**Advice**

A conservatory is not normally intended for continuous year-round use. The standard of construction is below that required for normal habitable space and it would not comply with Building Regulations as an extension. It will be cold in winter and may well become very hot in summer.

The life expectancy of the seals to double glazed units is limited and varies. They tend to 'mist' when failing which is more of an aesthetic issue. You should budget for periodic replacement. Since April 2002 replacement conservatories should either have Building Regulation approval or a FENSA certificate. I refer you to my comment in Section I. A conservatory typically has a more limited serviceable life when compared to more substantial building construction. Roof sheets and the seals between the roofing / glazing and their supports deteriorate over time.

The conservatory size, position and proximity to the plot boundaries indicates Local Authority planning permission may have been needed. Your Legal Advisers should undertake searches accordingly and I refer you to Section I of this report regarding further advice in this respect.

- E8 Other joinery and finishes
- There is no porch with this property.

- E9 Other
- There is a stone surround to the main entrance door consisting of stone plinths, pilasters, moulded cornice and blocking course. Access to the main entrance door is via stone steps and landing.

1

The door surround is in satisfactory condition within the limitations of the inspection but there are signs of normal weathering. Normal maintenance will be required.

**Advice**

When carrying out future remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## F

# Inside the property

## Limitations to inspection

The main roof space, having been designed as habitable accommodation, significantly restricted my inspection of the roof structure. My inspection of the roof void was therefore restricted to the central apex area.

My inspection of the accessible roof space was further limited as the structure is not considered safe to walk on there is insufficient room to move around the roof space safely. Consequently my inspection had to be made from a vantage point immediately by the hatch.

My inspection of the roof space was also restricted by the presence of insulation material and presence of water tanks.

The ceilings were partly hidden by heavily textured paper. The ceiling finishes were only confirmed where insulation could be lifted in random locations. The ceiling finishes elsewhere can not be fully confirmed.

Some of the walls were partly hidden by timber cladding, heavily textured paper and ceramic tiles.

The construction and finishes of the walls and partitions can not be confirmed without destructive investigations being carried out. My description of the walls is therefore based on appearance and tapping the wall surfaces in random locations.

The fitted carpets and other floor coverings restricted my inspection of the floor structures.

The floor structures and finishes can only be confirmed where the floor coverings are able to be lifted in random locations and with the permission of the vendor. Within this property, the floor coverings are all fully fitted and this was not possible without damage being caused. Our assessment of the floors is therefore based on how the floors behave underfoot and with the normal heel drop tests.

My checks for damp were restricted by items such as ceramic tiling, wall claddings and heavy wall coverings.

My inspection was generally restricted by the furnishings, stored items and household items in the rooms and cupboards throughout the property.

The stair carpeting and underlining limited my assessment of the staircase.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible to me at the time of inspection.

1 2 3 NI

F1  
Roof structure

I have inspected the accessible part of the roof structure and roof void via the ceiling hatch in the landing. There is no lighting in the roof space.

2

The main roof structure is constructed as a pitched roof with rafters and purlins (beams that span between the walls). The roof/attic space (second floor) has been designed as habitable accommodation which prevented a full inspection of the roof structure in this area, the slope of the roof being lined with lath and plaster. The valley rafters are exposed in these locations. The roof space has fibreglass insulation.

The main roof structure is believed to be original and therefore circa 130 years in age.

The roof structure is considered generally satisfactory for its age but some improvements are recommended. More detailed comments are provided below.

I noted the following items:

- Roof structures require ventilation in order to ensure any moisture and condensation is taken to atmosphere. Where this is trapped it can cause increased moisture content in roof timbers that can lead to consequential timber defects forming. Condensation and

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## F

## Inside the property (continued)

mould was seen to be forming on the underside of the timbers and roofing felt. Ventilation should be installed within the roof void in order to reduce the risk of further damp and more significant timber defects developing. All areas of the roof should be checked for ventilation.

- The roof insulation levels to the void are below modern standards. As this will result in large heat losses the insulation should be improved. Care should be taken not to block up any ventilation in the roof or to cover over electrical cables when improving the insulation.

**Condition Rating 2.**

The roof structure is original and in reasonable order for its age but as the timbers are old and slightly undersized by modern standards, some minor deflection and undulation has occurred. This is not unusual in a property of this age and no structural repair is currently needed. Normal maintenance will be required.

Elsewhere within the main roof space no further significant defects or deficiencies were noted.



**Roof void**

**Advice**

In a property of this age there is a risk of wood boring beetle activity in the roof timbers. No signs of activity were found but my inspection has been limited. You must accept the risk of an infestation in this property unless a specialist moves all obstructions and checks as much of the property as possible for infestation before a commitment to purchase.

The roof structure is not designed to accommodate large amounts of stored items, at the very most storage should be restricted to light household items.

F2  
Ceilings

The ceilings are a mix of plasterboard and older lath and plaster construction with plaster cornices to the majority of rooms. The ceilings are generally painted and papered.

The lounge and main entrance hall have bespoke decorative ceiling roses with painted finish.

There is a suspended plasterboard ceiling feature located in the kitchen.

The ceilings are generally in reasonable order for their age but some works of repair are required. More detailed comments are provided below

1

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## F

## Inside the property (continued)

I noted the following items:

- The lath and plaster ceilings are original and are in fair order, but there are some minor cracks visible and some surfaces are uneven. They are however fragile and susceptible to damage from vibration and any disturbance. They can also fail with little warning. You should allow for on-going repair but ultimately renewal will be required.
- The second floor bedroom ceiling is stained but when I tested it with a moisture meter the area was dry. I am informed by the Vendor that this was caused by previous leakage due to a defective chimney stack. Legal Advisers should confirm that repairs have been undertaken to the cause of the leak. Only cosmetic repair is needed to the plasterwork.
- The ceiling decorations somewhat dated. This is not a significant defect, however, the decorations should be renewed as part of your normal future maintenance and improvements to the property.

In other respects, the ceilings are in satisfactory condition. Normal maintenance will be required.

#### Advice

The original lath and plaster finishes are very prone to vibration and disturbance, such as that experienced when doors slam or when new services or joinery timbers are installed. The plaster could be loose in places and on-going patch repairs will be necessary from time-to-time.

Some ceilings have woodchip or heavy paper finishes. These are notoriously difficult to remove without causing damage to the plaster beneath and were often used to mask defects. If you intend to remove these finishes when redecorating you should budget for some plaster repairs and / or replacement.

F3  
Walls and partitions

The internal walls and partitions are mainly of solid masonry and have a solid plastered finish. The walls are painted, papered, tiled and timber boarded. 2

Much of the wall plaster property is old and some may be original. The old plaster finishes are mainly satisfactory but plaster of this age will have deteriorated and could be starting to loose bond with the background. Some plaster could become loose if disturbed during redecorations and it would be prudent to budget for some localised repair.

I noted the following items:

- Due to historic movement within the property, the walls are cracked and damaged in some places. Whilst the movement is not considered an on-going threat to the property, the cracks will require repair. On removal of the plaster finishes it is likely that further cracking and loose masonry will be discovered. The repairs needed may well involve an element of rebuilding.
- The plaster in the rear lobby is loose in some areas. Localised repair is needed.
- The plaster in the second floor bathroom is cracked behind the radiator. Localised repair is needed.
- The second floor bedroom walls have recently been re-plastered, in part, due to a previous leak. When tested, the walls were dry but the plaster remains undecorated. Re-decorate as required
- There are a number of minor cracks generally in the walls at some room corners and over door openings. Such cracks are very common and none are of structural importance. They can be filled in and repaired when the rooms are next redecorated.
- The internal decorations are beginning to deteriorate in most rooms. You will no doubt be redecorating the property to your own taste in due course. Removal of vendors' fittings and or other items from walls may necessitate some minor cosmetic filling and making good of plaster finishes in places. **Condition Rating 2.**

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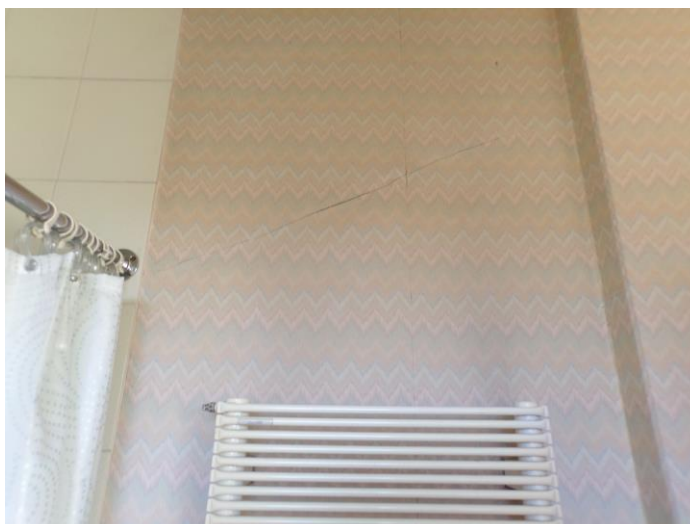
## F

## Inside the property (continued)

In other respects, the walls are in satisfactory condition. Normal maintenance will be required.



**Previous wall repairs**



**Cracking of plaster in bathroom**

### Advice

There is some cracking and distortion present to some door and window openings in the property. This is relatively common in buildings of this age and is not of concern. There is no need for any structural repairs but you may find it necessary to fill minor cracks around the doors and adjust the door furniture from time to time.

The original plaster finishes will be prone to vibration and disturbance, such as that experienced when doors slam or when new services or joinery timbers are installed. The plaster could be loose in places and on-going patch repairs will be necessary from time-to-time.

Some walls have woodchip and heavy paper finishes. These are notoriously difficult to remove without causing damage to the plaster beneath and were often used to mask defects. If you intend to remove these finishes when redecorating you should budget for some plaster repairs and / or replacement?

The panelling in the property might be obscuring damage to the walls behind. Removal of the

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coverings could also cause damage as it is likely fixed through the existing finishes. It must be accepted that if the coverings are removed, full replacement of the finishes will likely become necessary. This is also a hazard in the event of a fire as the coverings will promote the spread of flames. The coverings should be removed as soon as is practical.

F4  
Floors

The ground floor is of suspended timber construction. The upper floors are also of suspended timber construction.

1

There are a range of floor finishes including carpet, ceramic tiles, laminate and mosaic tiles.

The floors are in reasonable order for its age but as the timbers are old, and are probably slightly undersized by modern standards, some minor springing and undulation has occurred. This is not unusual in a property of this age. No structural improvement is necessary providing floor loading are kept within reasonable limits. However, I noted the following items:

- Some floors creak when walked over and some surfaces are not entirely level. This is not serious and is common in floors of this type. There is evidence of wear and tear to the floor finishes from normal use.
- The mosaic tiled finish to the entrance vestibule is slightly damaged. Localised repair is needed.
- Sub floor ventilation levels are adequate although these should be checked and cleared of all obstructions / nearby vegetation.

In other respects, the floors are in satisfactory condition for their age.. Normal maintenance will be required.



Ventilation to sub-floor

#### Advice

Suspended timber floors near the ground must be ventilated to help limit the moisture content of the floor timbers. If the moisture content is too high it increases the risks of serious wood rot and of infestation by wood boring beetles. The support to the joists may also be bedded onto walls with no damp proofing present which also increases the risk of decay.

Some damage to floor boards could be revealed when carpeting is removed. It would be prudent to budget for some repairs or replacements.

In a property of this age there is a risk of wood boring beetle activity in the floor timbers. No signs of activity were found but many timbers were hidden from view. If you are not willing to accept the

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## F

## Inside the property (continued)

risk of an infestation you should arrange for a member of the Property Care Association, or similar, to undertake as full an inspection of the timbers in the property as is possible before you enter into a legal commitment to purchase.

F5 The property has a number of chimney breasts.

3

Fireplaces,  
chimney breasts  
and flues

There is a gas fire in the lounge and dining room. Comment on the gas fire is given in Section G4 Heating. There are also a number of open fires throughout the property although these appear to be unused at present.

I noted the following items:

- It is not known if the flues have been serviced / cleaned, which should be done annually. The service records should be checked and the flues serviced as necessary before use.
- There is no CO (Carbon monoxide) alarm in the room containing the gas fires and this is a risk to health. The stove should not be used until a suitably positioned CO alarm is in place.

### Condition Rating 3

In other respects, the fireplaces are in satisfactory condition for their age. Normal maintenance will be required.



Unused fire place

### Advice

The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use.

If you intend to bring any disused fireplace back into use some repair and upgrading may well be required and the flue may need repair or lining which could be costly. If this is your intention you should seek specialist advice before proceeding.

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## F

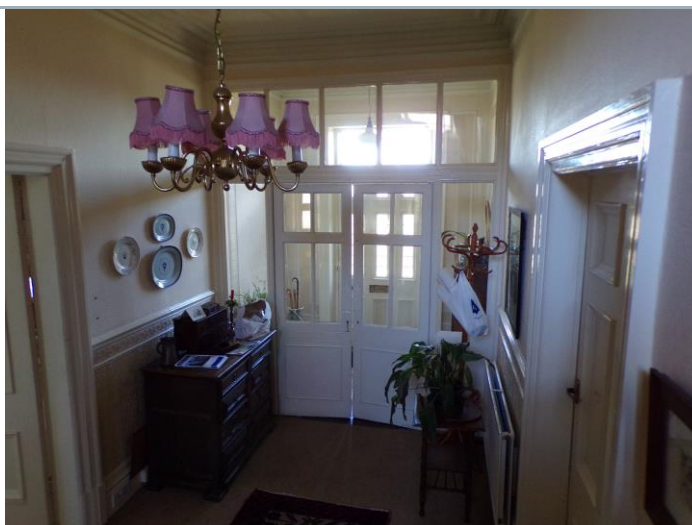
## Inside the property (continued)

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|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>F6</p> <p>Built-in fittings<br/>(e.g. wardrobes)</p>    | <p>Within the property there are a number of built in storage and airing cupboards. These appear to be built in solid wood.</p> <p>The cupboards are in satisfactory condition allowing for normal wear and tear from use. Normal maintenance will be required.</p> <p>1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>F7</p> <p>Woodwork<br/>(e.g. staircase and joinery)</p> | <p>The internal joinery items include the doors, door surrounds and skirting boards together with the staircases. I noted the following items:</p> <ul style="list-style-type: none"> <li>• Due to its layout over multiple floors, the doors leading onto the escape route from the upper floors should be fire resisting improving the chances of escape in the event of fire. Improvement is needed because the self-closers smoke seals are missing. This is a safety risk and needs urgent attention. See Section J.</li> <li>• The glass in the vestibule doors and glazed screen has no markings to indicate toughened or laminated safety glass is present. To reduce the risk of injury from accidental breakage the glass should be tested by a glazing specialist to confirm it complies with the relevant British Standard. <b>Further Investigation.</b> If it fails to comply the glass should be replaced.</li> <li>• The glass in the stairwell windows has no markings to indicate toughened or laminated safety glass is present. Glass is also closer to floor level than normally recommended. To reduce the risk of injury from accidental breakage the glass should be tested by a glazing specialist to confirm it complies with the relevant British Standard. <b>Further Investigation.</b> If it fails to comply this is a safety risk and the glass should be replaced or protected internally for example, by the installation of an internal barrier.</li> <li>• The balustrade to the main stair is climbable by children and requires improvement to the guarding to prevent falling if children are to frequent the property. This is a safety risk and improvement is recommended.</li> <li>• The balustrade to the main staircase is loose in places.</li> </ul> <p><b>Condition Rating 3. Further Investigation.</b> You should arrange for a detailed investigation by an appropriately qualified person such as a reputable glazing contractor and local fire prevention officer.</p> <p>I also noted the following item:</p> <p>Some doors are in need of adjustment to allow them to latch fully and prevent binding.</p> <p><b>Condition Rating 2.</b></p> <p>In other respects, the joinery items are in satisfactory condition but there is evidence of normal wear and tear from use. Normal maintenance will be required.</p> <p>However, you should accept that the joinery is of considerable age and tired and dated in its appearance. If you wish to improve further on the joinery then replacements will be needed and you should budget accordingly.</p> <p>3</p> |

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## F

## Inside the property (continued)



Glazing to vestibule doors and side screen

**Advice**

The house was built before modern day regulations, but if built today would not meet modern fire regulations as the doors leading onto the escape route from the upper floors do not have sufficient fire resistance. There is no retrospective enforcement of regulations in situations such as this but you should consider improving the fire protection to the means of escape or putting other fire protection methods in place. This is a risk to persons. Further advice should be sought from a local Fire Prevention Officer.

The need for some repairs to the woodwork may well be revealed once the property is emptied. It would be prudent to budget for some repairs or replacements.

The decorations to the joinery items are fair but are marked in places from wear and tear. Redecorations will be required in due course but this is considered to be part of normal maintenance.

The property is of an age where there could be a lead content in the old paint finishes. Preparation for redecoration or removal of the paint film represents a significant health risk if lead is present. Urgent action is not required, but before undertaking such works you should obtain further advice from the Health and Safety Executive.

In a property of this age there is a risk of wood boring beetle activity in the joinery. No signs of activity were found but many timbers were hidden from view. If you are not willing to accept the risk of an infestation you should arrange for a member of the Property Care Association, or similar, to undertake as full an inspection of the timbers in the property as is possible before you enter into a legal commitment to purchase.

**F8 Bathroom fittings**

2

Bathroom and kitchen fittings

The sanitary fittings in the main first floor bathroom and second floor bathroom are relatively modern and functional.

The fittings in the cloakroom are somewhat dated, but functional.

I noted the following item:

There is no extract fan to the bathrooms. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.

**Condition Rating 2.**

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## F

## Inside the property (continued)

In other respects, the bathroom fittings are generally in satisfactory condition but there is evidence of normal wear and tear from use. Normal maintenance will be required. Some cosmetic defects were noted and refurbishment of the cloakroom would be a desirable improvement.

### Advice

It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. Replacement seals should be installed as part of a regular maintenance programme. The seals around shower cubicles are very prone to leakage. I found no evidence of leaks during my inspection, but you should check the integrity of the shower seals at regular intervals and have them renewed at the first sign of deterioration.

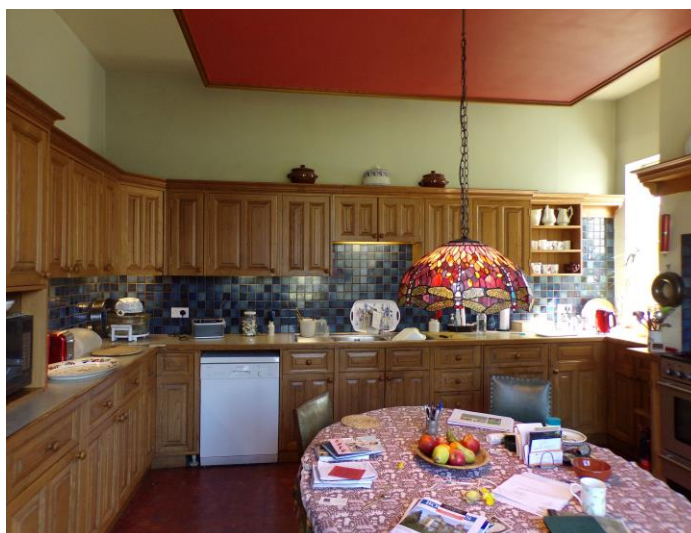
### Kitchen fittings

There are a range of built-in storage cupboards and worktops in the kitchen.

The fittings are in satisfactory condition allowing for normal wear and tear from use. Normal maintenance will be required.

### Advice

I have not carried out any testing on the built-in appliances. You should have these checked by a specialist if they are important to your purchase.



Kitchen view

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## F

## Inside the property (continued)



First floor bathroom

- F9 The cellar is accessed via a staircase off the rear lobby. 1
- Other The area is as originally built with the property. Inevitably, based on age, the cellar will not have been built to resist damp and ground moisture penetration.
- The area has not been fitted out for habitation and is used as a storage area only. Adequate ventilation has been provided.
- The cellar is in satisfactory condition bearing in mind its intended use. Normal maintenance will be needed.



View of cellar

**Advice**

In common with many cellars of this age, the area is generally damp. This is to be expected and as the area forms only storage space, there is no urgent need to carry out costly damp proofing work. However, it must be accepted that stored items could become damp, and there is an

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## F

## Inside the property (continued)

increased risk of rot and decay to timbers.

Being below ground, cellars can be prone to flooding. I saw no evidence of flooding at the time of my inspection but there is always a risk this could occur in the future particularly following heavy rain.

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## 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, or meet modern standards.

### Limitations to inspection

The services have been visually inspected only and I have not carried out any tests. Where I have any concerns I have advised that a specialist should inspect and given the reason. In addition where I have not had sight of a test from a suitable specialist for the electrics and any gas or oil appliance I have advised accordingly.

Inspection of the water tanks was restricted due to limited access space within the roof.

No access points to the underground drainage could be located within the curtilage of the site.

The weather was dry at the time of inspection I am unable to comment on the effectiveness of the rainwater disposal system.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

1 2 3 NI

G1  
Electricity

*Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

The property is connected to the mains supply. The meter is located in the cellar.  
The consumer unit contains modern fuses and the wiring is in plastic covered cable.  
The installation is believed to be of some age.  
My enquiries indicate there is no up-to-date test certificate for the electrical installation.

I noted the following items:

- Some of the cabling is unprotected in the loft.
- Some of the electric cabling in the roof space has been covered over with insulation which could lead to overheating.
- There is a number of power sockets fixed directly to the timber skirting.
- Whilst the electrical installation has modern safety devices I have identified some concerns which pose a safety risk and I refer you to Section J. An inspection is recommended even though a test certificate may be available. You should immediately instruct a Registered Competent Person Electrical electrician to test the installation for safety and carry out any necessary works.

**Condition Rating 3.**

3

Property address 34 Thornhill Road, Huddersfield HG3 3DD



## Services (continued)



**Electric meter and consumer unit**

G2  
Gas/oil

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.*

Gas is supplied from the mains. The meter and stop valve are situated in the cellar.

**3**

I saw no areas of concern however, I do not know if there is a current test certificate for the installation. Your Legal Adviser should establish whether there is a current test certificate. If not then it should be checked before purchase and you should instruct a Gas Safe registered engineer to test the installation for safety and carry out any necessary works. I refer you to Section J. **Condition Rating 3.**



**Gas meter**

Property address 34 Thornhill Road, Huddersfield HG3 3DD



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## Services (continued)

- G3** The property has a mains water supply connected. 3
- Water** The external stop tap could not be found. I recommend that you contact the local water company to advise you on its location.
- The internal stop tap is in the cellar and a water meter has been fitted.
- Where visible, the supply pipework appears to be lead. The internal distribution pipework is copper.
- The water storage tanks are plastic and are located in the main roof space.
- I noted the following item:
- The incoming water main is believed to be of old lead type. Lead is now considered to be hazardous to health and I refer you to Section J. I recommend that you replace all lead pipework.

**Condition Rating 3.** I also refer you to my comment in Section J - Risks.



**Water stop tap and meter**

**Advice**

If the underground main supply pipe is original, it may be reaching the end of its useful life.

- G4** The property has a conventional gas fired heating system with two condensing boilers (dual system - boiler A and boiler B) located in the cellar. Boiler A, heats the hot water cylinder and radiators to the ground floor and boiler B, heats the radiators to the first and second floors. 3
- Heating** The central heating is supplemented by gas fire in the dining room. The gas fire in the lounge has been disconnected and the gas supply capped off.
- Accessible central heating pipes are of copper. The expansion tank serving the boiler is located in the roof void.
- I was told there is a service agreement for the central heating system and the paperwork states that an inspection was last carried out in August, 2017.
- I saw no areas of concern, however, I have not seen a current test certificate for the installation, although paper work with the boilers indicates the boilers have been serviced. Your Legal Adviser should establish whether there is a current test certificate. If not then it should be checked before purchase and you should instruct a Gas Safe engineer to test the installation for safety and carry out any necessary works. I refer you to Section J. **Condition Rating 3.**

Property address 34 Thornhill Road, Huddersfield HG3 3DD



## Services (continued)



**Dual boiler system**

### Advice

Your Legal Adviser should check the validity of any service information and/or test certification for the boilers and heating system. I refer you to my comments in Section I.

G5  
Water heating

Hot water is supplied from boiler A and is stored in a cylinder located in the airing cupboard in the first floor bathroom. An electric immersion heater is also installed. The boiler is included in Section G4 and our comments below are restricted to the cylinder and remaining pipework.

1

The hot water pipework where visible is run mainly in copper.

I saw no areas of concern with the hot water installation. Your Legal Adviser should obtain and verify this documentation for you prior to completion of purchase and I refer you to Section I.

G6  
Drainage

I believe the property is connected to the public sewer.

3

It was not possible to confirm whether this property has separate foul and surface water system. Your Legal Advisers should clarify the arrangement.

However, given the age of the property it is likely to have a combined drainage system where the foul and rainwater flow into the same system. This will be acceptable in view of the age of the property.

The above ground waste pipes are of a mixture of plastic and cast-iron sections.

I noted the following item:

The foul drain and gulley located to the rear of the property adjacent the conservatory is partially blocked with debris and solid waste. The drain and gulley should be inspected and cleared.

### Condition Rating 3.

I also noted the following items:

- The vertical soil and vent pipe is corroded. Repair or replacement required.
- Some waste pipes are leaking and corroding. Repair needed.

### Condition Rating 2.

Property address 34 Thornhill Road, Huddersfield HG3 3DD



## Services (continued)

In other respects, the above ground drainage appeared functional without evidence of significant defect.



**Blocked gulley / drain**

### Advice

It must be remembered that the majority of the system is hidden and it is not possible to confirm the condition. All drainage should be inspected and cleaned through periodically.

The drainage run to the rear of the property appears to pass under the conservatory. No obvious sign of any issues with the drainage run where noted but access should any blockages occur may be difficult.

G7 Common services The property has no common services.

G8 Other services/features There is battery and mains operated fire alarms in the property. 3

The vendor advised that the mains powered detection system was previously monitored as part of the 'Tunstall' monitoring system but may now be defunct. The system should be tested.

The property also has a burglar alarm.

The property has no carbon monoxide. This is considered a safety risk.

Suitable alarms (preferably mains operated) should be installed at appropriate locations to give early warning. Further advice can be obtained from the local fire safety officer. I also refer you to my comment in Section J - Risks.

**Advice**

I have not tested the alarms. They should be tested on first occupation and on a monthly basis thereafter.

Battery operated alarms need new batteries annually. In a new property Building Regulations state that these alarms have to be mains operated (with a battery backup). This is not enforceable retrospectively, but nevertheless you should consider upgrading to mains operated alarms as an improvement.

Property address 34 Thornhill Road, Huddersfield HG3 3DD

# Grounds (including shared areas for flats)

## Limitations to inspection

My inspection of the boundaries grounds was limited by the vegetation growth present.

I could not fully inspect the interior of the garage due to stored items.

There may be hidden defects in the areas I could not inspect. Unless these areas are checked before purchase you must accept the risk of potentially costly repairs. The condition ratings assigned throughout this report are based on what was visible at to me the time of inspection.

1 2 3 NI

H1  
Garage(s)

There is a garage and carport attached to the property which also incorporates a small garden storage area. 1

The garage and carport has stone masonry cavity walls with a concrete block inner leaf and a pitched roof covered with slate to match the main house. The ceiling to the garage and carport is of plasterboard and skim construction.

Plastic guttering is provided to the roof and there is lead flashing at the abutment between the roof and the house gable wall.

The floor is of concrete construction which is paved in the carport area. Access to the rear garden is via the carport which is provided with a timber access door to the rear.

The garage benefits from an electrically operated up and over door and has lighting and power.

Access to the garden store is via a separate timber access door located to the rear and accessed via the garden. The store benefits from a timber framed window, lighting and power.

The garage /carport is in satisfactory condition generally but there is evidence of normal weathering. Normal maintenance will be required.



Garage

### Advice

You should ensure that the electrics in the garage are/have been included as part of any past or future overall inspection of the installation.

Property address 34 Thornhill Road, Huddersfield HG3 3DD

H2

The property has no outbuildings other than a timber shed and timber summerhouse.

Permanent  
outbuildings and  
other structures

The site boundaries are defined by a combination of timber fencing, hedges and trees. Within the property there is a tarmac drive, paved patio area and a pond.

I noted the following items:

- The boundary wall to the front of property is very badly weathered and leaning. Repair required.
- The driveway has sunk in areas and is considered a safety risk. Repair is needed and may be costly.
- There is a pond with the property which is unprotected and a possible risk to children. I refer to my comments in section J – Risks

**Condition Rating 2.**



**Unprotected pond**



**Stone boundary wall**

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## H

## Grounds (including shared areas for flats) contd

H3 Other There are trees on site. Depending on the ground and weather conditions trees and large hedgerows can cause damage to foundations and buried services. No above ground signs of damage were found, but this could occur in the future if growth continues. You should arrange to carry out pruning and maintenance to restrict future growth. When trees are so close to a property there is also the risk that branches may also fall off causing direct damage or injury to persons.

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## I

# Issues for your legal advisers

We do not act as the 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, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

**11 Regulations** You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out by a contractor under an authorised Competent Person Scheme:

- The rear garage extension.
- The lifting and relaying of the roof covering.
- The installation of the replacement boiler.
- The property is thought to be located in a Conservation Area and your Legal Adviser should confirm this and advise you further. More strict planning rules are likely to apply.

**12 Guarantees** You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below are covered by a guarantee or warranty that might still be valid and transferrable to a new owner:

- The lifting and relaying of the roof covering.
- Any woodworm treatment. Also establish its full extent.
- The conservatory.
- The replacement boilers.

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been properly serviced / tested by an appropriate specialist within the last twelve months, and whether certificates are available:

- The boilers and heating systems.
- The gas fire.
- The electrical installation.

**13 Other matters** I am informed the property is Freehold. You should ask your Legal Adviser to confirm this.

You should ask your Legal Adviser to check and provide appropriate advice on the following items:

- Whether the drainage and sewers are or will be adopted.
- Which of the boundaries are owned and maintained by the property and which are owned and maintained by others?
- Whether there are any trees on site that are protected by a Tree Preservation Order.
- Works are required that affect the party wall. You may well have rights and obligations under the Party Wall Act 1996 in connection with this and you should ask your Legal Adviser to explain these to you.

Property address 34 Thornhill Road, Huddersfield HG3 3DD

## J

## 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, having existed for some time and which cannot be reasonably changed.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| J1<br>Risks to the building  | <p>E1: Chimneys: Defective.</p> <p>E2: Roofs: Defective.</p> <p>E3: Rainwater Pipes and Gutters: Defective.</p> <p>E4: Walls: Defective.</p> <p>E7: Conservatory: Damp.</p> <p>F1: Roof Structure: Damp.</p> <p>G6: Drainage: Defective.</p>                                                                                                                                                                                                                                         |
| J2<br>Risks to the grounds   | <p>No specific risks were identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| J3<br>Risks to people        | <p>E5: Windows: Glazing unsafe.</p> <p>E8: Other Joinery and Finishes: Possible lead paint.</p> <p>F7: Woodwork: Inadequate or missing fire doors; Glazing unsafe; Staircase unsafe.</p> <p>G1: Electricity: Requires safety check.</p> <p>G2: Gas: Requires safety check.</p> <p>G3: Water: Lead pipework.</p> <p>G4: Heating: Requires safety check.</p> <p>G5: Water heating: Requires safety check.</p> <p>H2: Other: Risk of branches falling from trees; Unprotected pond.</p> |
| J4<br>Other risks or hazards | <p>No specific risks were identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Property address 34 Thornhill Road, Huddersfield HG3 3DD



## Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1  
Insulation

In general, the thermal performance of the property is likely to be satisfactory. My observations are summarised below:-

The walls are of solid construction. They will have limited resistance to heat loss. The older porous masonry will also encourage damp and condensation. These matters will exacerbate poor thermal performance leading to a cycle of increasing colder surfaces and increasing the likelihood of condensation.

The windows to the property are old, single glazed and draughty. They will have limited thermal performance and you should consider updating the window installation where necessary. In some instances it is possible to install double glazed sealed units to existing frames. You should obtain advice from a glazier on the feasibility of this. Alternative solutions are to provide full draught stripping/sealing to the frames. Secondary glazing, or even secondary double glazing, could also be installed.

The doors to the property are old and draughty. The doors will have limited thermal performance and you should consider updating the door installation where necessary.

There appears to be an inadequate depth of insulation within the roof space. You should arrange to have an adequate depth of insulation installed, compliant with modern Building Regulations, and you should obtain advice accordingly.

When installing loft insulation within the roof it will be important not to block any ventilation for the roof space, such as at the eaves. This could lead to the build-up of condensation and consequent damp and timber defects developing. Any electrical cabling should be placed above the insulation in order to reduce the risk of over-heating and possible degradation of the cable casings. Alternatively, the cables should be routed through protective conduit or trunking.

The suspended timber ground floor is unlikely to be insulated. Where there is adequate access within the sub-floor void, insulation can be installed below the floorboards. Care should be taken not to inhibit any ventilation to the sub-floor void as this could lead to the build-up of condensation and consequent timber defects developing. Gaps between the floorboards should also be in-filled to restrict draughts. Insulating carpet underlays can also contribute to preventing heat loss. You should also note that there are new technologies of applying spray foam to the undersides of timber floors. This should be avoided as it can lead to timber defects and rot developing as the timbers are encapsulated and not allowed to breathe.

K2  
Heating

The central heating system and boilers appear to be a modern installation. The vendor advises it was installed in 2015. I assume the system has been installed to standards and requirements compliant with modern requirements and the system should perform satisfactorily.

K3  
Lighting

Natural light within the property appears satisfactory for habitable requirements and comparable to other properties of this type and era. It should be accepted that due to the age of the property the window lights might not be comparable in area to that of a modern property. In this respect the appropriateness of light levels is somewhat subjective and you should assess whether light levels are satisfactory for your own preferences during your viewings of the property.

Artificial lighting within the property also appears satisfactory.

Property address 34 Thornhill Road, Huddersfield HG3 3DD



## Energy efficiency (continued)

You should consider replacement of all light bulbs and tubes with energy efficient lighting in order to reduce energy costs.

K4  
Ventilation

Ventilation within a property is needed in order to reduce the incidence of condensation and consequent mould and damp; and to generally provide a healthy environment in which to live, by the replacement of stale air. Ventilation should be provided by permanent background ventilation, intermittent rapid ventilation via opening windows and additional mechanical extract in high moisture environments such as kitchens and bathrooms.

Ventilation is also restricted generally within the property as there is no background ventilation provided, such as via trickle vents within the window frames.

During our inspection, I noted no signs of significant condensation affecting the property. However, improvements should be undertaken in order to reduce the risk of future defects developing.

Despite the above, it must be accepted that the property is old and will be more prone to heat loss generally through the fabric of the structure. Condensation may persist despite adequate heating and ventilation. Improving the thermal performance of the property may therefore need to be balanced against the heating and ventilation measures. Furthermore, matters such as old porous masonry can reduce the thermal performance of a property. Maintaining the property on a regular basis, to a good standard, will help to mitigate such matters.

K5  
General

There are no matters within this section of the report pertinent to the property.

Property address 34 Thornhill Road, Huddersfield HG3 3DD



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# Surveyor's declaration

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

Signature

Surveyor's RICS  
number

0857670

Qualifications

MRICS

For and on behalf of

Company

Countrywide Surveying Services

Address

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Town

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Property address

34 Thornhill Road, Huddersfield HG3 3DD

Client's name

Mr Shaid Hussain & Mrs Sarah  
Ahmad

Date this report was produced

16th April 2018

## RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

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Property address

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## Surveyor's declaration (continued)

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Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

Property address



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# What to do now

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If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

## Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

## Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example by structural engineers or arboriculturists) to discover the true extent of the problem.

## Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

## What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Property address



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Surveys

# Description of the RICS Building Survey Service

## The service

### The RICS Building Survey Service includes:

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

### The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance, or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

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

## The inspection

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

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor covering or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

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 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

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

### Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests, other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

### 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, 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 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 and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

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

### Dangerous materials, contamination and environmental issues.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

### The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
  - What to do now
  - Description of the RICS Building Survey Service
  - Typical house diagram

### 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.

**Condition rating 2** - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1** - no repair is currently needed. The property must be maintained in the normal way.

**NI** - not inspected.

Continued...

## Description (continued)

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.

The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the ratings and cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

### Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

### 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, having existed for some time and which cannot reasonably be changed.

## Standard terms of engagement

- 1 **The service** – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree 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:
  - plan drawing;
  - schedules of works;
  - re-inspection;
  - detailed specific issue reports;
  - market valuation and re-instatement cost, and;
  - negotiation.
- 2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- 3 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- 4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
  - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
  - (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 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.

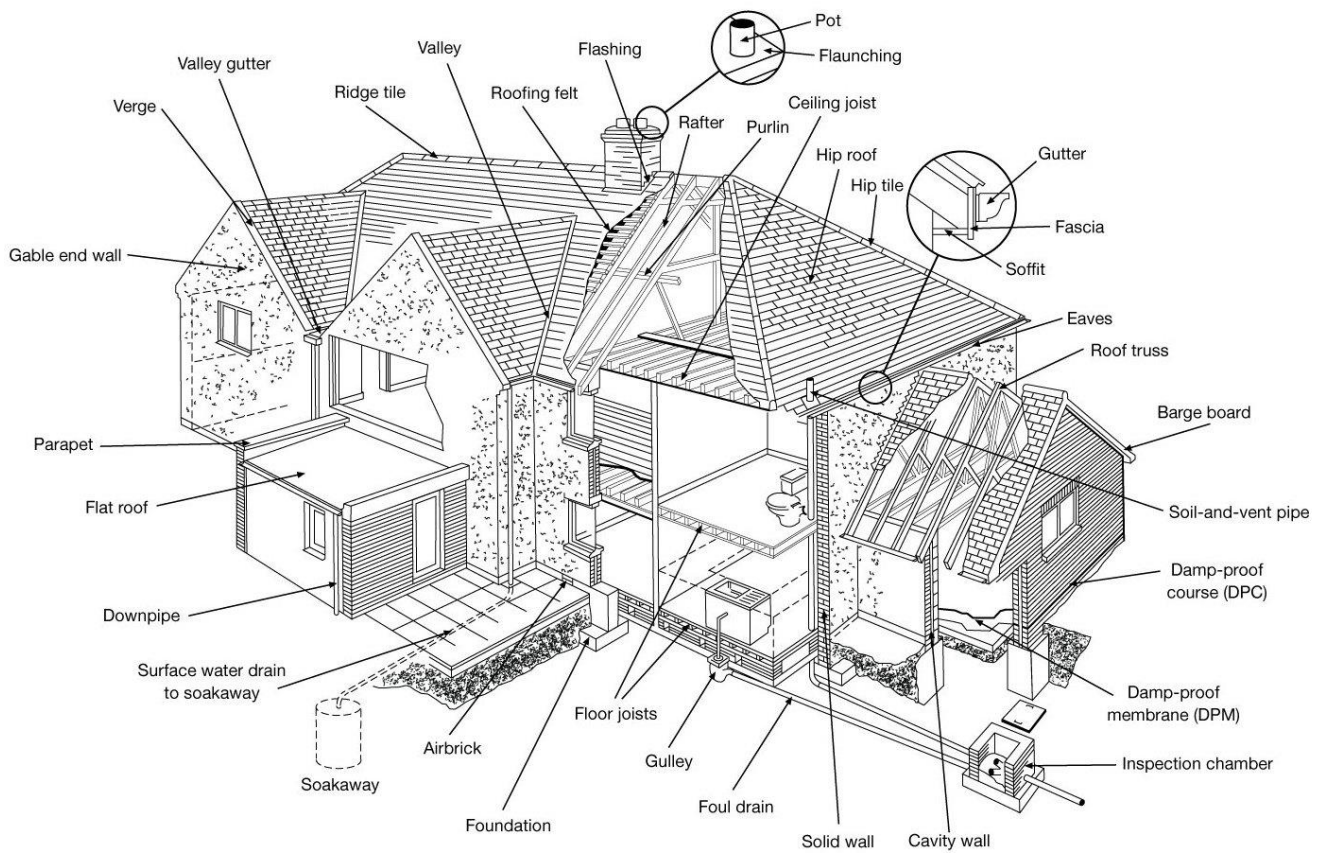
## Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

**Note:** These terms form part of the contract between you and the surveyor.

# Typical house diagram

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



Property address 34 Thornhill Road, Huddersfield HG3 3DD



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