Flettons

LEVEL 3

Building Survey

PROPERTY

36 HAVELOCK ROAD
LONDON
SE9 2DS

CLIENT	REPORT REFERENCE	DATE OF INSPECTION	SURVEYOR
Joseph Smith	DB-SE42DQ-36	11 June 2026	Simon Hanchard RICS NUMBER: 1231354

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Executive Summary

This is a mid-terrace Victorian house, likely constructed between 1870 and 1901, built using traditional solid-wall construction methods typical of its era. The property is arranged over four storeys, including a cellar, ground, first, and second floors, with a front elevation featuring a two-storey bay window and a recessed porch, while the rear has a two-storey bay addition. The principal construction relies on solid brick walls, timber joists, and a cut timber roof, all of which are characteristic of early 19th-century terraced housing.

The main walls are of solid brick construction, using yellow London stock bricks bedded in lime mortar, though the original pointing has been largely overlaid with a harder cement-based mortar at a later date.

The roof is a pitched structure covered with concrete interlocking tiles, which appear to be a modern replacement, and it includes a hipped section over the front bay, while the rear bay has a separate pitched roof covered with fibre slates. Internally, the floors are of suspended timber construction, and the ceilings are a mix of lath and plaster and plasterboard. The cellar is present with a concrete floor and evidence of a sump pump system.

A property of this age and type will perform differently from a modern building, with the solid brick walls being less thermally efficient than modern cavity walls and reliant on their ability to breathe to allow moisture to evaporate.

The use of cement-based pointing over the original lime mortar can trap moisture, potentially leading to dampness and frost damage in the brickwork, while the suspended timber floors are dependent on good sub-floor ventilation to prevent decay, and embedded joist ends can be vulnerable to rot if moisture levels are high.

The main vulnerabilities for this property relate to moisture management and age-related deterioration, with the solid walls susceptible to damp penetration, particularly where external ground levels are high or where hard cement renders bridge the damp proof course, and the cellar affected by groundwater, which is a common issue in older properties and requires an effective management system to prevent dampness migrating to the ground floor. The lath and plaster ceilings are prone to cracking and failure as the plaster keys break down over time.

The overall condition of the property reflects its age, with a mix of original and modern materials, and the survey has identified a range of issues requiring attention, from immediate urgent matters to longer-term maintenance planning. From a structural perspective, no visible signs of structural movement or cracking were identified in the external masonry from ground level, and the walls appeared relatively plumb with no excessive bulging visible from the available vantage points.

The roof structure, including rafters, purlins, and retrofitted collars, appeared to be performing adequately, though some mild, long-standing and non-progressive settlement of the rafters following the installation of the heavy concrete interlocking roof tiles was noted, with no evidence of roof thrust causing the head of the wall to be pushed out.

The three chimney stacks all appeared upright with no visible sign of lean, movement, or separation. The window heads at both the front and rear elevations are cast stone and from the available vantage points appear in adequate condition, with no evidence of stepped cracking, dropped brickwork, or distortion that would indicate movement or lintel failure. The lintels and window heads are in adequate condition, with no visible defects to suggest structural movement, corrosion, or material failure.

The property appears structurally stable overall, though it is important to recognise that the concealed condition of the masonry, lintel bearings, and any embedded steel or timber supports cannot be verified without invasive inspection, and the cement-based pointing applied over the original lime mortar may be trapping moisture in the brickwork, which could potentially lead to long-term deterioration.

The survey assessed a total of 46 elements across the property, and the condition ratings provide a clear picture of the relative urgency and severity of the issues identified. Of these elements, 10 were rated as condition rating 3, meaning they are in urgent or high-risk condition and require immediate or early attention to prevent further deterioration or to address life-safety and security concerns.

A further 32 elements were rated as condition rating 2, indicating that they are in adequate condition for now but require routine maintenance or medium-term investment to prevent them from deteriorating into more serious defects. Only 3 elements were rated as condition rating 1, meaning they are in satisfactory condition with no immediate action required, though routine monitoring is still advisable.

One element could not be inspected, and this limitation should be borne in mind when planning future maintenance. The preponderance of condition rating 2 elements is typical for a property of this age and reflects the ongoing maintenance demands of a Victorian house, while the significant number of condition rating 3 elements highlights several areas that require more urgent attention, particularly the windows, which account for 11 separate issues at this highest risk level.

The most significant and urgent defects identified during the inspection relate to the windows, frames, and cills, which have been rated as condition rating 3 across all 11 elements in this category.

The windows are a mixture of types, ages, and materials, reflecting the property's original construction and later alterations, with the front elevation predominantly featuring 1980s aluminium-framed double-glazed units set within timber subframes, the ground floor having uPVC double-glazed units, the kitchen having newer uPVC tilt-and-turn double-glazed windows, and several original Victorian timber windows remaining, including single-glazed sash windows and a pivot casement window.

The 1980s aluminium windows are in adequate condition for their age but are thermally inefficient, with uninsulated frames prone to condensation and heat loss. The locking handle on the left side of the front bay window is defective, meaning that window does not lock, which is a security and safety risk. The older uPVC windows to the utility room and another rear room are dated and would benefit from upgrade, while the kitchen tilt-and-turn windows operate but the mechanisms are stiff and require attention.

The locking mechanisms on the bottom windows at the front could not be tested as the handles were locked and no keys were available.

The combination of poorly performing frames, defective locks, and stiff mechanisms means that immediate attention is required to improve security, energy efficiency, and usability, and it would be prudent to plan for phased replacement of the most problematic windows with modern thermally efficient units. Beyond the windows, there are several other significant defects and issues that require attention across the property.

The main roof covering, though generally in adequate condition with no slipped, cracked, or missing concrete interlocking tiles identified from the available vantage points, has lead flashings at the front and rear parapet abutments that are a straight-cut detail, which carries an elevated risk of thermal movement loosening the lead over time, and ideally, lead flashing should be stepped into the brickwork.

The roof void inspection revealed containers positioned to capture water, suggesting a history of intermittent leaks in the area of the rear valley, and some high moisture readings were recorded on the rear valley rafter within the roof void, which may be attributable to condensation rather than a roof covering defect. A small tear was noted in the roofing membrane, which appeared to have been made deliberately to aid ventilation.

The spalling render on the parapets will require repair, as parapets are exposed to the weather on both sides and are vulnerable to water ingress if the render or copings are defective.

The salt contamination and high moisture readings in bedroom four, where the chimney breast showed staining and elevated moisture meter readings reaching 60 to 70 percent wood moisture equivalent, are likely linked to a capped and unventilated flue, and without adequate through-ventilation, residual moisture and hygroscopic salts within the flue can migrate into the adjoining plaster, causing staining and dampness even in the absence of an active leak.

The staining on the ceiling inside the right-hand chimney recess cupboard in this same room may also be related to condensation or a minor roof leak at the stack, though no active water ingress was visible externally at the time of inspection. The chimney breasts in bedroom one and the rear reception room have been blocked up and lack ventilation, which can increase the risk of condensation and salt-related dampness within the flue and surrounding plasterwork.

The sand and cement render to the recessed porch area bridges the damp proof course, which is likely to be contributing to moisture and salt issues in the front reception room, where slightly elevated moisture levels were recorded internally and salt contamination is present on the masonry. The gutter serving the rear bay window discharges via a downpipe directly onto the ground, which is not ideal and could contribute to localised saturation of the subsoil and may lead to dampness in the wall or floor over time.

The downpipe at the front discharges into a gully within the neighbouring garden, and the condition of this gully could not be fully assessed, with its maintenance potentially not within your control. The major items requiring capital expenditure include the windows, which need urgent attention for security and thermal performance, with costs likely to be significant given the number of windows involved.

The roof covering, while relatively modern, will require ongoing monitoring and potential repair at the parapet abutments, and the spalling render on the parapets should be repaired promptly to prevent water ingress. The chimney breasts, particularly in bedroom four, require investigation and remedial work to address the salt contamination and dampness, which may involve providing ventilation to the capped flues, replastering with a suitable salt-resistant plaster, and ensuring any residual moisture pathways are sealed.

The damp-proof course bridging at the front porch should be addressed to reduce moisture levels in the front wall, which may involve removing or modifying the render to expose the damp-proof course. The rear bay downpipe should be extended into a gully or surface water drain to direct water away from the building. The external walls will benefit from localised re-pointing using a lime-based mortar to match the original construction, and the weathered paint finish on the timber fascias requires redecoration to prevent concealed decay.

The estimated remaining service life of the timber fascias and soffits, subject to regular redecoration and maintenance, could be 10 years or more, while the uPVC rainwater goods are likely to have a remaining service life of at least 15 to 20 years.

The rear bay roof covering, subject to routine maintenance, is likely to have a remaining service life of 10 years or more. The overall cost of addressing these issues will be substantial, and you should budget accordingly, with some works required immediately and others that can be spread over the coming years. Further investigations are recommended to fully understand the extent of several defects and to inform the scope of remedial works.

The high moisture readings and salt contamination on the chimney breast in bedroom four warrant a more detailed investigation to confirm the source of moisture and the condition of the flue, which may involve a CCTV survey of the flue or opening up the plaster to inspect the brickwork and any hidden defects.

The roof valley area where the history of water capture and elevated moisture readings were recorded should be inspected more closely from a ladder or scaffold during dry weather to assess the condition of the valley gutter, leadwork, and roof membrane. The concealed condition of the lintel bearings and any internal steel or timber supports behind the masonry window heads could not be verified, and while no external symptoms of deterioration were identified, it would be prudent to have these checked if any future window replacement or renovation work is undertaken.

Your Legal Adviser should check whether any guarantees or warranties exist for the rear bay roof and, if so, whether they are transferable with ownership of the property. Your Legal Adviser should also confirm any rights of access and maintenance obligations for the shared discharge point at the front gully located in the neighbouring garden.

A full electrical installation condition report is recommended, given that the electrical installation could not be fully tested as part of this survey, and the dated nature of some fittings suggests it may be due for an upgrade. It is also recommended that any future insulation or render works are designed by a specialist to ensure compatibility with the existing solid masonry construction and to avoid trapping moisture, which can lead to decay and dampness. The recommended action plan spans immediate, short-term, medium-term, and long-term works.

Immediately, you should address the defective locking handle on the front bay window to restore security, and arrange for a locksmith or window specialist to inspect and repair the locking mechanisms on all windows that could not be tested.

The stiff mechanisms on the kitchen tilt-and-turn windows should be attended to by a specialist to prevent further damage and ensure smooth operation. The spalling render on the parapets should be repaired promptly to prevent water ingress, and the spalling render on the parapets should be repaired promptly to prevent water ingress. The parapet repair should be carried out by a competent contractor, and the render should be replaced with a suitable material that allows the brickwork to breathe.

In the short term, within the first year, you should arrange for a specialist roofing contractor to inspect the main roof, particularly the rear valley area and the lead flashings at the parapet abutments, and carry out any necessary repairs.

The chimney breast in bedroom four should be investigated by a damp specialist and a chimney engineer to establish the source of moisture and to provide ventilation to the capped flue, followed by replastering with a salt-resistant plaster. The damp-proof course bridging at the front porch should be addressed by removing or modifying the render to expose the damp-proof course, and the localised weathered pointing on the rear elevation should be raked out and replaced with a lime-based mortar. The rear bay downpipe should be extended into a gully or surface water drain.

The timber fascias and soffits should be redecorated with a suitable exterior paint system to protect the timber from moisture.

The dated uPVC windows to the utility room and the other rear room should be considered for replacement in the medium term, within two to five years, along with a phased programme of window upgrades across the property, prioritising the 1980s aluminium frames for their poor thermal performance. The roof covering, while relatively modern, should be inspected periodically, particularly after severe weather, and the gutters, hoppers, and gullies should be cleared of leaves and debris at least twice a year to maintain effective discharge and prevent blockages.

In the longer term, beyond five years, you should plan for the replacement of the main roof covering as it approaches the end of its service life, and consider comprehensive energy efficiency improvements such as loft insulation, draught-proofing, and potentially internal or external wall insulation designed to be compatible with the solid masonry construction, though this should be informed by specialist advice.

A number of notable limitations applied to this inspection, and these should be taken into account when interpreting the findings and planning future works. The roof was inspected from ground level and with the aid of a drone, which allowed a general view of the covering, ridges, hips, and flashings, but close-range inspection of individual tiles, fixings, and concealed abutments was not possible, and the inspection was carried out during and shortly after rainfall, which can mask minor defects in the roof covering.

The chimney stacks were inspected from ground level using a drone, and close-range inspection from a ladder or scaffold was not possible due to the height of the building, so the upper sections, the flaunching beneath the cappings, and the hidden rear faces could not be physically examined.

The rear bay roof was inspected from ground level and via drone, but close-range external physical inspection was not possible, and the covering could not be walked upon. The windows were inspected from ground level externally and from within accessible rooms internally, but the locking mechanisms on the bottom windows at the front could not be tested as the handles were locked and no keys were available, and concealed defects within the frame-to-wall junctions or behind subframes cannot be ruled out.

The condition of the gully at the front, which is located in the neighbouring garden, could not be fully assessed, and its maintenance may not be within your control. No close physical test of the full gutter lengths, joints, brackets, or inspection of hidden sections behind the fascias was possible, so concealed defects, intermittent leakage during heavy rainfall, or partial blockages cannot be ruled out.

The concealed condition of the main walls, the cavity if present, the lintel bearings, and any embedded steel or timber supports could not be verified without invasive inspection. The full wall build-up cannot be confirmed without opening up, so you should not rely on EPC assumptions alone when planning retrofit works. This is a property of considerable character and traditional appeal, and with the recommended works undertaken, it will represent a sound investment in a classic Victorian terrace.

The key risks are the urgent condition of the windows, particularly the security risk from the defective lock and the poor thermal performance of the aluminium frames, the moisture and salt contamination in the chimney breast in bedroom four, the potential for water ingress at the roof parapet abutments, and the damp-proof course bridging at the front porch.

However, these are all foreseeable and manageable issues for a property of this age and type, and with appropriate planning and budgeting, they should not prevent the property from being a successful purchase. The property is suitable for continued residential use, and the recommended works, many of which can be phased over time, will protect the building fabric, improve energy efficiency, and enhance comfort and security.

The structural condition of the property is sound, with no evidence of significant movement or instability, and the remaining elements, while requiring routine maintenance, are generally performing as intended for their age. The key to maintaining this property in good condition is a proactive approach to maintenance, using materials and techniques that are compatible with the traditional construction.

You should establish a planned maintenance programme that prioritises the urgent defects, and seek specialist advice where necessary, particularly for the chimney breasts, roofing, and any future insulation works. With careful stewardship, this Victorian house has the potential to provide a comfortable and rewarding home for many years to come, and the investment in its upkeep will preserve both its value and its character.

LEVEL 3+ BUILDING SURVEY

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1 Scope of Instruction

This building survey report has been prepared per our terms and conditions for the benefit of the named client. It must not be reproduced in whole, in part or relied upon by third parties for any use without the express written authority of the Surveyors. The Surveyor accepts no liability for any third party.

This is a general building survey report on the property and not a Schedule of Condition or a New-Build Snag Report, which would list every minor defect.

This report aims to provide a general overview of the property's condition and enable you to plan for future maintenance and repair.

Recommendations for further investigation have been made so that you are fully aware of the financial commitment when purchasing the property. The report must be read in its entirety and considered in detail. You may find it useful to read the section; Surveyors Overall Assessment of the report first to gain a general overview of the most significant matters. Before exchanging contracts, you should conclude all the recommended further investigations in this report.

You should give your Legal Advisor a copy of the report to request that the points mentioned in Section (Legal and Other Matters) be researched as necessary, together with the standard searches.

No formal inquiries are made of the Statutory Authorities or investigations made to verify information as to the tenure of this property.

The Surveyor cannot warrant that any past work is per manufacturers' recommendations, British and European Standards and Codes of Practice, British Board of Agrément Certificates, and statutory regulations such as the current Approved Documents of the Building Act 1984.

In preparing this report, the following sources of information have been relied upon:

1. Sales Particulars - Where available
2. Nature England
3. The Environment Agency
4. The Planning Portal
5. The Land Registry
6. The Local Authority Website

7. English Heritage

2 Limitations of Building Survey

These limitations are additional to any imposed by the conditions of engagement and are a consequence of both the building and the inspection circumstances. These limitations are, therefore, additional items that are drawn to the attention of the client. Other constraints may include but are not limited to floor coverings, furniture, stored goods, inaccessible areas, and exceptional limitations (e.g. snow, parked vehicles, building works, dogs, etc.). The surveyor cannot comment on covered, concealed or otherwise readily visible areas.

There may be signs of hidden defects, in which case recommendations are made for further investigation. Without such evidence, The surveyor will assume that such areas are free from defects in producing this report. If assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are done before the exchange of contracts, there is a risk that additional defects and consequential repair costs will be incurred if discovered later.

Each room has been inspected in detail. Random moisture meter readings have been taken where possible. Fitted floor coverings have not been lifted unless reasonably practicable.

The visual inspection of the services is to the visible areas only. Therefore, no comments are made about the soundness of any part of the property or services that are not visible. You must appreciate that some service pipes and cables are covered, and access panels cannot be opened without disturbing decorations.

This is not an invasive survey. Also, some service pipework is below flooring, making inspection impossible without exposure. In such circumstances, discovering leakages and rot, if any, may not be possible.

The building services, such as electrical installation and heating, have not been officially tested. Therefore, appropriate advice has been given to having the services inspected by an approved contractor.

No beams, lintels or other supporting components were exposed to allow examination. Therefore, it has not been possible to comment fully upon the condition of these concealed areas. Therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

It should be appreciated that parts of the property may be old. Accordingly, such areas of the structure and fabric should not be expected to be as new. You must give due regard to natural deterioration due to the elements and usage.

Restoration to a condition 'as new', particularly brickwork, stonework, ironwork, joinery, and roofing materials, can prove uneconomic.

This report reflects on the condition of the various parts of the property at the survey time. It is possible that defects could arise between the survey date and the date upon which you take occupation. It must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time.

3 Desk Study

In preparing this report, the following sources of information have been relied upon:

1. Sales Particulars - Where available
2. Nature England
3. The Environment Agency
4. The Planning Portal
5. The Land Registry
6. The Local Authority Website
7. English Heritage

4 Company Information

Flettons Surveyors is a trading name of Flettons Surveyors Ltd, a company registered in England and Wales. Registered number 16215569

5 Weather Conditions

The weather at the time of the survey: Raining at the time of the survey, so roof coverings may appear in better condition. However, an inspection of the roof covering during dry weather is recommended.

6 Estate Holding

The property is being offered for sale on a Freehold basis, with vacant possession provided upon completion - It would be best if you asked your Legal Advisor to confirm this point.

Freehold tenure refers to owning property or land with absolute and indefinite rights. It is the highest form of ownership, granting the owner full control over the property without any time limitations or restrictions. Here are the advantages and benefits of freehold tenure:

1. Ownership: Freehold ownership provides the highest control and ownership rights. The owner can use, modify, or transfer the property as desired, subject to local regulations.

2. Long-term Investment: Freehold properties are generally considered long-term investments, which can be held and passed down through generations. This tenure offers stability and the potential for appreciation in value over time.

3. Security: Owning a property under freehold tenure provides security and peace of mind, as there is no risk of the property reverting to the original owner or the lease expiring.

4. Flexibility: Freehold properties offer flexibility in terms of usage. Depending on local zoning regulations, the owner can use the property for residential, commercial, or investment purposes.

5. Equity Building: As the owner of a freehold property, you can build equity through property appreciation and by making improvements or renovations that increase its value.

When it comes to costs associated with freehold tenure, it is essential to consider the following:

1. Purchase Price: Freehold properties often come with a higher upfront purchase price than leasehold or other forms of tenure. The cost will vary depending on the property's location, size, and condition.

2. Maintenance and Upkeep: As the owner, you are responsible for the maintenance and upkeep of the property, including repairs, renovations, and property taxes. These costs should be factored into your budget.

3. Insurance: Property insurance is necessary to protect your investment against potential risks, such as fire, theft, or natural disasters. The insurance cost will depend on the property value, location, and coverage options.

4. Local Taxes and Fees: Depending on the jurisdiction, property taxes, transfer fees, or other local taxes may be associated with freehold ownership. These costs vary from one location to another.

7 Planning, Conservation, and Development Guidance

PROPERTY LOCATION AND CONSERVATION STATUS ASSESSMENT

In this comprehensive level three survey, the location and conservation status of the property has been evaluated based on available information from the council's geographic information system and other relevant sources.

NOT IN CONSERVATION AREA

- Council's Geographic Information: According to the council's geographic information system, the property is not situated within a designated conservation area. This status typically implies fewer restrictions on development and alterations compared to properties in conservation areas.

- Implications: Being outside a conservation area generally allows more flexibility in making changes to the property, subject to standard planning regulations and building controls.

NOT A LISTED PROPERTY

- Listing Status: The property is also not listed, meaning it is not recognized as being of national historic or architectural interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

- Renovation and Development: As a non-listed property, it is not subject to the stringent controls and restrictions that apply to listed buildings. However, any development or renovation still needs to comply with local planning guidelines and building regulations.

LEGAL ADVISOR'S ROLE

- Confirmation of Status: While this survey provides an initial assessment of the property's status regarding conservation and listing, your Legal Advisor must conduct formal searches. These searches will confirm the property's status and identify any specific restrictions or requirements that might apply.

- Future Searches: Your Legal Advisor should also check if there are any proposed changes to the area's conservation status or if any new listings are being considered that might affect the property.

IMPORTANCE OF LEGAL ADVICE

- Compliance with Regulations: Obtaining accurate and up-to-date information through your Legal Advisor ensures that any future plans for the property comply with all relevant regulations and restrictions.

- Informed Decision Making: Understanding the property's status in terms of conservation and listing helps in making informed decisions about potential renovations, extensions, or alterations.

LIMITATIONS OF THE SURVEY

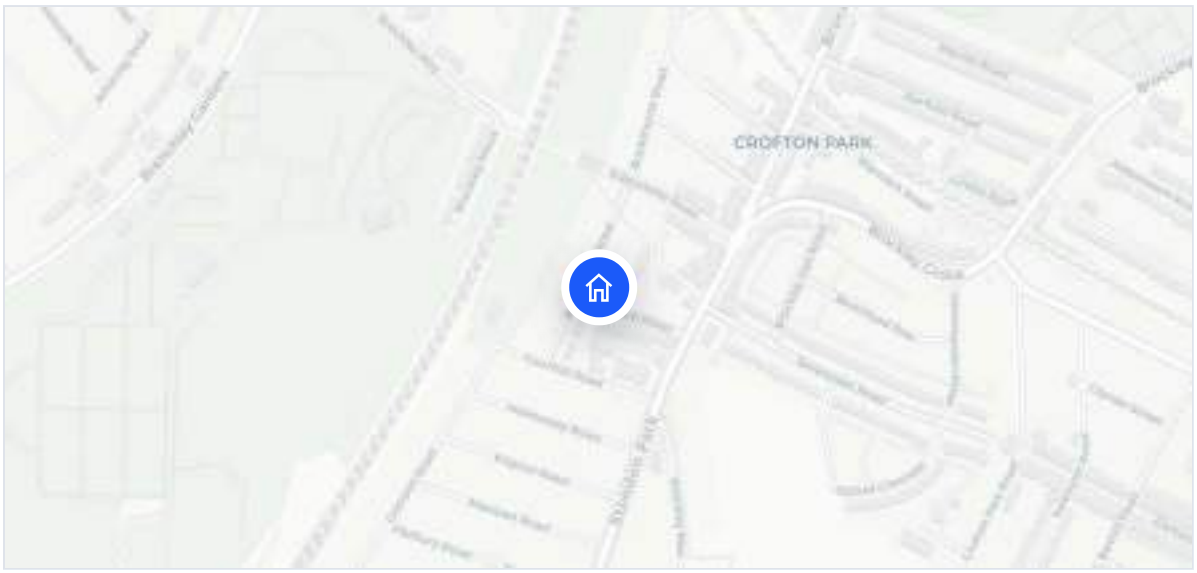
- This assessment is based on the current information available and does not guarantee the property's status. Changes in conservation area designations or listing status can occur, which might not be reflected in the council's current geographic information system.

Property buyers must seek professional legal advice to verify the property's status and understand any implications for future property development or alterations. Adhering to correct legal procedures and regulations is crucial to avoid potential legal issues and ensure any property development is carried out appropriately.

8 Orientation and Map of Location

All directions are given as facing the front elevation of the property.

The front of the property faces an orientation that has not yet been recorded. The respective walls will be susceptible to defects such as condensation, mould growth, and frost expansion. If such defects are identified during the survey, they will be included in the report.



36, HAVELOCK ROAD, LONDON, SE9 2DS

9 Summary of Condition Ratings

The condition ratings use a color-coded system to indicate the urgency of repairs needed for each component. A pink rating signifies high risk, meaning that immediate attention is required to prevent further deterioration or disrepair. An amber rating indicates medium risk, meaning the component is generally in satisfactory condition but still requires some repairs to maintain its function and extend its remaining lifespan. A green rating denotes low risk, meaning the component is in good condition with a remaining life of at least five to ten years or more, provided regular maintenance is carried out—even if the item is older, it is still considered adequate. Finally, a grey rating means "not applicable," used when a component was not inspected or does not exist, often due to limitations; in such cases, further investigation is recommended.

1 No repair currently needed	2 Maintenance or repair required	3 Urgent repair or further investigation	NI Not inspected

3	**Windows, Frames, and Cills**	**Repair required**
3	**Damp Proof Course**	**Repair required**
3	**Ceilings**	**Repair required**
3	**Woodwork and Trims**	**Repair required**
3	**Electricity Supply and Installation**	**Repair required**
3	**Gas Supply**	**Repair required**
3	**Space Heating and Hot Water**	**Repair required**

3	Drainage: Foul, Surface, and Underground	Repair required
3	High Moisture Readings and Locations	Repair required
3	Soil Type and Subsidence Risk	Repair required
2	Main Roof	Maintenance required
2	Chimney Pots and Stacks	Maintenance required
2	Soffits, Fascias and Bargeboards	Maintenance required
2	Rainwater Goods	Maintenance required
2	External Walls	Maintenance required
2	External Doors, Frames and Security	Maintenance required
2	Floor Ventilation	Maintenance required
2	Roof Void	Maintenance required
2	Interior Walls and Energy Efficiency	Maintenance required
2	Floors	Maintenance required

2	Internal Doors and Fire Resistance	Maintenance required
2	Kitchen Fixtures and Fittings	Maintenance required
2	Sanitary Fixtures and Fittings	Maintenance required
2	Storage Fittings	Maintenance required
2	Basements and Cellars	Maintenance required
2	Porch and Portico	Maintenance required
2	Conservatories, Extensions, and Lean-To	Maintenance required
2	Fire Alarms, Smoke Alarms and Fire Suppression Systems	Maintenance required
2	Water Supply and Plumbing	Maintenance required
2	Fireplaces, Chimney Breasts, and Flues	Maintenance required
2	Mechanical, Trickle and Passive Ventilation	Maintenance required
2	Timber Defects	Maintenance required
2	Evidence and Risks of Structural Movement	Maintenance required

2	Structural Alterations and Reinforcements	Maintenance required
2	Gardens	Maintenance required
2	Retaining Walls, Boundary Walls and Fences	Maintenance required
2	Paths and Patios	Maintenance required
2	External Steps and Ramps	Maintenance required
2	Significant Vegetation	Maintenance required
2	Deleterious Materials	Maintenance required
2	Environmental and other factors	Maintenance required
2	Flood Risk	Maintenance required
1	Other Roofs	No repair currently needed
1	Lintels and Window Heads	No repair currently needed
1	Radon, Coalfield and Ground Conditions	No repair currently needed

Condition ratings should be read alongside the detailed report sections.

10 Inspection Findings

1 No repair currently needed	2 Maintenance or repair required	3 Urgent repair or further investigation	NI Not inspected

NA	**Garage and Carports**	**Not applicable**
NA	**Outbuildings**	**Not applicable**
NA	**Driveway**	**Not applicable**
NA	**Balconies and Walkways**	**Not applicable**

11 Configuration of Accommodation

A summary of the accommodation observed at the time of inspection. This section provides a room-by-room overview of the layout and general arrangement of the property.

ROOM / AREA	LOCATION	LEVEL	OBSERVATIONS (AT TIME OF INSPECTION)
29.1 **Bedroom 1**	Front	First Floor	**View full observations**
29.2 **Bedroom 2**	Rear	First Floor	**View full observations**
29.3 **Bedroom 3**	Rear	First Floor	**View full observations**
29.4 **Bedroom 4**	Rear	Second Floor	**View full observations**
29.5 **Bedroom 5**	Rear	Second Floor	**View full observations**
29.6 **Bathroom**	Rear	First Floor	**View full observations**
29.7 **WC**	Rear	First Floor	**View full observations**
29.8 **Hallway**	Not specified	Ground Floor	**View full observations**
29.9 **Reception Room**	Front to rear	Ground Floor	**View full observations**

ROOM / AREA	LOCATION	LEVEL	OBSERVATIONS (AT TIME OF INSPECTION)
29.10 **Kitchen**	Rear	Ground Floor	**View full observations**
29.11 **Utility Room**	Side	Ground Floor	**View full observations**
29.12 **Basement/Cellar**	Front - Rear	Lower Ground	**View full observations**
29.13 **Front Reception Room**	Front	Ground Floor	**View full observations**
29.14 **WC (ground Floor)**	Rear	Ground Floor	**View full observations**

12.1 Principles of Construction

2

The property is a mid-terrace Victorian house, likely constructed between 1870 and 1901. It is built using traditional solid-wall construction methods typical of its era, with load-bearing masonry walls, suspended timber floors, and a pitched roof structure. The building is arranged over four storeys, including a cellar, ground, first, and second floors. The front elevation features a two-storey bay window and a recessed porch, while the rear has a two-storey bay addition. The principal construction relies on solid brick walls, timber joists, and a cut timber roof, all of which are characteristic of early 19th-century terraced housing.

The main walls are of solid brick construction, using yellow London stock bricks bedded in lime mortar. The original pointing has been largely overlaid with a harder cement-based mortar at a later date. The front elevation incorporates a recessed porch with rendered walls and stone columns. The roof is a pitched structure covered with concrete interlocking tiles, which appear to be a modern replacement, and it includes a hipped section over the front bay. The rear bay has a separate pitched roof covered with fibre slates. Internally, the floors are of suspended timber construction, and the ceilings are a mix of lath and plaster and plasterboard. The roof void reveals a traditional cut timber frame with 4-inch rafters, 5-inch purlins, and struts, with retrofitted collars to resist roof spread. A cellar is present, with a concrete floor and evidence of a sump pump system.

A property of this age and type will perform differently from a modern building. The solid brick walls, while durable, are less thermally efficient than modern cavity walls and are reliant on their ability to breathe, allowing moisture to evaporate. The use of cement-based pointing over the original lime mortar can trap moisture, potentially leading to dampness and frost damage in the brickwork. Suspended timber floors are dependent on good sub-floor ventilation to prevent decay, and embedded joist ends can be vulnerable to rot if moisture levels are high. The original single-glazed sash windows, where retained, offer poor thermal and acoustic insulation compared to modern double-glazed units. The roof structure, while robust, is of an age where ongoing maintenance is essential, and the modern roof covering will have a finite service life.

The main vulnerabilities for this property relate to moisture management and age-related deterioration. The solid walls are susceptible to damp penetration, particularly where external ground levels are high or where hard cement renders bridge the damp proof course. The cellar is affected by groundwater, which is a common issue in older properties and requires an effective management system to prevent dampness migrating to the ground floor. The lath and plaster ceilings are prone to cracking and failure as the plaster keys break down over time. The mix of original and modern materials, such as the cement pointing on lime mortar, can create maintenance conflicts. The presence of textured coatings on some ceilings introduces a potential asbestos risk, which is typical for properties of this period.

Several later alterations are evident. The main roof covering has been replaced with modern concrete tiles, and the rear bay roof has been re-covered with fibre slates. The windows are a mixture of original timber sashes and 1980s aluminium-framed double-glazed units, with some later UPVC units at the rear. The cellar has been subject to a DIY waterproofing attempt, including a sump pump and pea shingle floor, which is not a standard or reliable solution. The spine wall in the ground floor reception room has been opened up, and a door has been inserted into the rear bay, which would have required Building Control approval. These mixed interventions mean the property's performance is a patchwork of original and modern elements, each with its own maintenance needs and potential hidden defects at the interfaces.

In summary, this is a substantial Victorian terrace constructed using traditional methods. Its ongoing performance will depend on a proactive and informed approach to maintenance, respecting the breathable nature of the original construction. The most significant inherent risks are moisture-related, stemming from the solid walls, the groundwater in the cellar, and the potential for condensation. The various modern alterations, while offering some improvements, have introduced new materials that must be managed carefully to avoid trapping moisture. A purchaser should budget for a programme of ongoing repair and improvement, prioritising the management of groundwater, the repair of defective pointing with a compatible lime mortar, and the eventual upgrade of the older windows to improve thermal efficiency.

SURVEYOR'S OVERALL OPINION

The property is a traditionally built Victorian terrace with a mix of original features and later alterations. The overall structural form is typical and robust for its age, but the condition and performance are heavily influenced by how the building manages moisture. The most significant concern is the evidence of groundwater in the cellar and the ineffective DIY waterproofing system, which requires a properly designed solution to protect the ground floor structure. The widespread use of hard cement pointing over lime mortar is a common defect that can trap moisture and accelerate brick decay, and this should be addressed over time. The mixed window types and the presence of potential asbestos in textured coatings are further points requiring attention and budgeting. The property is fundamentally serviceable but requires a new owner who understands the specific maintenance needs of a solid-walled period house and is prepared to invest in correcting past inappropriate repairs.

ASK FLETTONS >

12.2 Main Roof

2

The main roof including the outrigger is a pitched structure of mid-terrace Victorian origin, covered with concrete interlocking tiles. The tiles appear relatively modern, likely installed within the last ten years and generally in adequate condition. The roof form includes a small hipped section over the front bay, which is integral to the main roof and covered with matching concrete tiles. The roof abuts brick parapets on both sides, with lead flashings cut directly into the masonry. The parapets are rendered and exhibit some spalling of the render, which will require repair. The structure of the parapets appeared good from the available vantage points.

The roof was inspected from ground level and with the aid of a drone. This allowed a general view of the covering, ridges, hips, and flashings, but close-range inspection of individual tiles, fixings, and concealed abutments was not possible. The inspection was carried out during and shortly after rainfall, which can mask minor defects in the roof covering. The roof void was accessed separately, and observations from within the void inform this section only where they relate directly to the performance of the main roof covering.

From the available vantage points, no slipped, cracked, or missing tiles were identified on the main roof slopes. The ridge and hip tiles appeared adequately bedded and aligned. The lead flashings at the front and rear parapet abutments are a straight-cut detail, which carries an elevated risk of thermal movement loosening the lead over time. Ideally, lead flashing should be stepped into the brickwork.

No active water ingress via flashing was visible at the time of the survey, but the roof void inspection revealed containers positioned to capture water, suggesting a history of intermittent leaks in the area of the rear valley. Some high moisture readings were recorded on the rear valley rafter within the roof void, which may be attributable to condensation rather than a roof covering defect. A small tear was noted in the roofing membrane, which appeared to have been made deliberately to aid ventilation.

Although some mild, long standing and non progressive setllement of the rafters following the installation of the heavy concrete interlocking roof tiles, the roof covering, structure, including rafters, purlins, and retrofitted collars, appeared to be performing adequately. There was no evidence of roof thrust (whereby the head of the wall is pushed out) caused by this mild deflection.

The main risk associated with the roof covering is the potential for water ingress at the parapet abutments, where the lead flashings may loosen due to thermal movement. The history of water capture within the roof void, combined with the elevated moisture reading on one rafter, indicates that some water penetration or condensation has occurred, even if the roof void was predominantly dry at the time of the inspection.

The spalling render on the parapets is a maintenance issue that, if left unaddressed, could allow moisture to penetrate the parapet wall and affect the roof abutment. The lead flashings at the parapets should be inspected closely by a competent roofer to confirm they remain secure and watertight. The spalled render parapets should be cut back and repaired to prevent further deterioration and moisture ingress.

The roof covering itself appears to be in adequate condition for its age, but given the evidence of past water ingress, it would be prudent to have a roofer carry out a close inspection of all abutments, copings, ridges, and hips, and to test the roof for water tightness and undertake repairs of render and spalling fillets. The deliberate tear in the membrane should be reviewed to ensure it does not compromise the weatherproofing of the roof while maintaining adequate ventilation.

The concrete interlocking tiles are likely to have a remaining service life of up to ten years, subject to routine maintenance and reactive repair. The lead flashings, if secure, would typically have a longer life expectancy, but their performance at the straight-cut abutments will depend on the integrity of the fixings and the condition of the surrounding masonry.

SURVEYOR'S OVERALL OPINION

The main roof covering is in generally adequate condition for its age, with no significant defects visible from the available vantage points. The principal concerns are the history of water ingress suggested by containers in the roof void, the elevated moisture reading on the valley rafter, and the inherent risk of thermal loosening at the straight-cut lead flashings to the front parapets. A competent roofer must be commissioned to repair spalling filleting render on the parapets, confirm the integrity of the flashings and to identify any concealed defects before exchange of contracts. Failiure to undertake these repairs could lead to rot tot the valley rafter, worsening of leaks, collapsed ceilings and higher repair costs.

You could ask the vendor to undertake these repairs or use this as a negotiation point.

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ASK FLETTONS >

12.3 Other Roofs

1

The property includes a rear bay with a pitched roof, which was inspected from ground level and via drone. Close-range external physical inspection was not possible, and the covering could not be walked upon. Concealed defects beneath the roof covering cannot be ruled out. The rear bay roof is a small pitched structure clad with fibre cement slates. The hip rafters are weathered with lead, and lead flashings are present at the abutments. The roof appears relatively modern, likely installed within the last ten years.

The visible sections of the covering, leadwork and flashings are in adequate condition, with no slipped, cracked or missing slates identified from the available vantage points. No staining or other evidence of active water ingress was found. Subject to routine maintenance, the rear bay roof covering is likely to have a remaining service life of 10+ years.

Your Legal Adviser should check whether any guarantees or warranties exist for this roof and, if so, whether they are transferable with ownership of the property.

The drainage arrangement for the rear bay roof discharges via a gutter into a downpipe, which in turn discharges onto the ground just under the tree at the rear of the property. This appears to be a surface water discharge arrangement, which is typical for properties of this age. No defects were identified in the visible sections of the gutter or downpipe, although the ground-level discharge point should be kept clear of debris to prevent localised saturation of the ground adjacent to the building.

SURVEYOR'S OVERALL OPINION

The rear bay roof is in adequate condition for its relatively modern age, with no significant defects identified. The main risk is the potential for concealed deterioration at the abutments and leadwork, although no evidence of this was found. Routine maintenance and periodic inspection, particularly after severe weather, will help to ensure the roof continues to perform adequately. No immediate repairs are required. The downpipe is not routed in to an underground drainage system or soak away, but this is a very smallarea or roof to warrant such measure on this old building. You could potentially route the downpipe into the combine surface water gulley on the rear corner to the left of the bay.

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12.4 Chimney Pots and Stacks

2

The property has three chimney stacks. The main stack serves the front roof slope and is constructed of solid brickwork, originally bedded in lime mortar. It has been capped off with bow-top cappings and is no longer in use as a flue. The visible pointing has been renewed in ordinary Portland cement, a harder and less vapour-permeable material than the original lime mortar. The rear addition has a flank wall chimney stack, and a further stack is located on the party wall of the rear addition. The construction of these rear stacks is also solid brickwork, consistent with the age of the property.

The stacks were inspected from ground level using a drone. Close-range inspection from a ladder or scaffold was not possible due to the height of the building, and the upper sections, the flaunching beneath the cappings, and the hidden rear faces could not be physically examined. Concealed defects cannot be ruled out.

From the available vantage points, all three stacks appear upright with no visible sign of lean, movement, or separation.

The brickwork and pointing on the main front stack are in adequate condition, with no open joints, but there are some spalled bricks, and significant weathering identified or flaunching identified. The lead flashings at the base of this stack, where it meets the roof covering appear to be in adequate condition. No chimney pots or terminals are present on the front stack, consistent with it having been capped with bow top caps.

The rear flank wall and party wall stacks were also visually assessed the chimneys generally appeared to be in adequate condition with normal wear and tear.

Internally, the chimney breasts serve several rooms. In bedroom four, there is staining on the chimney breast and elevated moisture meter readings were recorded, reaching 60-70% WME (Wood moisture equivalent). The plaster in this area shows evidence of salt contamination in the form of a wet patch, a common defect in Victorian properties where hygroscopic salts from historic combustion deposits attract and retain moisture. Staining was also noted on the ceiling inside the right hand chimney recess cupboard in this same room.

No dampness was detected to the chimney breasts in the living room, bedroom one, or bedroom five. The chimney breasts in bedroom one and the rear reception room have been blocked up and lack ventilation, which can increase the risk of condensation and salt-related dampness within the flue and surrounding plasterwork.

The salt contamination and high moisture readings in bedroom four are likely linked to a capped and unventilated flue combinWithout adequate through-ventilation, residual moisture and hygroscopic salts within the flue can migrate into the adjoining plaster, causing staining and dampness even in the absence of an active leak. The staining on the cupboard ceiling may also be related to condensation or a minor roof leak at the stack, though no active water ingress was visible externally at the time of inspection.

The external stacks and flashings should be monitored as part of routine maintenance. The use of cement pointing on a lime-built stack can trap moisture within the brickwork over time, and the pointing should be checked periodically for cracking or brick face spalling. Internally, the affected plaster in bedroom four will require removal back to the brickwork, and the wall should be re-plastered using a salt-retardant specification to prevent recurrence. Ventilation should be introduced to all blocked-up chimney breasts to reduce the risk of ongoing dampness. A suitable air-brick or hit-and-miss vent is normally sufficient. The staining on the cupboard ceiling should be monitored after the flue is ventilated; if it persists, a further inspection of the stack and roof junction should be arranged. Check with a skilled builder on the use of a salt neutraliser to prevent further salt contamination related staining.

A reliable estimate of the remaining service life of the stacks cannot be given from a ground-level and drone inspection, but subject to routine maintenance and the introduction of flue ventilation, the stacks are likely to remain serviceable for many years.

SURVEYOR'S OVERALL OPINION

The three external chimney stacks structures are in adequate condition from the available vantage points, but visible defects to the brickwork, pointing require repair by a skilled roofer. The flashing to chimney stack 2 (flank wall - centre) should be physically tested, lifted to check theres are no holes potentially causing dampness in the chimney in bedroom 4.

The concern of internal dampness and salt contamination affecting the chimney breast in bedroom four must be remedied by a skilled builder/plasterer or damp specialist. This is a common and resolvable issue in properties of this age. The affected plaster should be removed and replaced with a salt-retardant specification, and ventilation should be introduced to all blocked-up flues to mitigate the risk of ongoing dampness. The staining on the adjacent cupboard ceiling in bedroom four may also require salt neutraliser. No urgent structural repairs are required to the stacks themselves.

You could ask the vendor to undertake these repairs or use this as a negotiation point.

ASK FLETTONS >

12.5 Soffits, Fascias and Bargeboards

2

The main roof is fitted with timber fascia boards, which are positioned behind the rainwater gutters. From the available vantage points, including a drone inspection at the rear, the visible sections of the timber fascias appear to be in adequate condition. The paint finish is weathered in places, which is typical for exposed external timber, but no evidence of active rot or decay was identified. The fascias provide a fixing point for the UPVC gutters, and no distortion or deflection was noted that would suggest inadequate support.

The primary risk associated with timber fascias is decay caused by prolonged exposure to moisture, often originating from defective rainwater goods or failed paint coatings. Where paint has weathered, the underlying timber is more vulnerable to moisture absorption and eventual rot. Regular redecoration is essential to maintain the integrity of the timber.

It is not possible to confirm the condition of any concealed substrate without invasive investigation.

The estimated remaining service life of the timber fascias and soffits is difficult to determine precisely from a visual inspection alone. Subject to a regular programme of redecoration and maintenance, they could remain serviceable for a further 10 years or more. However, if maintenance is neglected, localised decay can develop within a shorter timeframe, leading to the need for patch repairs or replacement.

SURVEYOR'S OVERALL OPINION

The visible timber fascias and soffits are in adequate condition for their age, with no evidence of active decay or structural distress. The weathered paint finish is a maintenance issue rather than a defect, and redecoration should be planned as part of routine upkeep. The principal risk is concealed decay, which cannot be ruled out without a close inspection. Regular maintenance, including redecoration and keeping the gutters clear, will help to prolong the life of these elements. No urgent repairs are required. As an improvement and to eliminate the need for regular maintenance you could potentially upgrade the fascias to a uPVC type.

ASK FLETTONS >

12.6 Rainwater Goods

2

The rainwater goods to the front elevation are formed in uPVC and include gutters and downpipes. The gutters are fixed to timber fascia boards, which are located behind the guttering and appear to be in adequate condition from the available vantage points. The downpipe at the front discharges into a gully within the neighbouring garden. At the time of the survey, during rainfall, no overshooting or leakage was visible from the front gutters or joints.

At the rear of the property, the rainwater goods are also uPVC. A drone was used to inspect the roof and upper sections, which allowed a better view of the rear arrangement than would otherwise have been possible from ground level. The rear gutters and downpipes appeared to be in adequate condition, with no obvious sagging, misalignment or visible leakage. The timber fascia boards at the rear also appeared adequate.

The rear addition has a downpipe that discharges into a hopper, which is shared with the bathroom waste pipes from the upper floors. This arrangement is common in properties of this age but requires the hopper and its connections to remain clear to prevent blockage or overflow.

The gutter serving the rear bay window discharges via a downpipe directly onto the ground. Discharging rainwater onto the ground close to the building can, over time, lead to localised saturation of the subsoil and may contribute to dampness in the wall or floor if the ground level is high or drainage is poor. No signs of associated dampness were identified internally at the time of the survey.

No close physical test of the full gutter lengths, joints, brackets or inspection of hidden sections behind the fascias was possible. Concealed defects, intermittent leakage during heavy rainfall, or partial blockages cannot be ruled out. The condition of the gully at the front, which is located in the neighbouring garden, could not be fully assessed, and its maintenance may not be within your control. Your Legal Adviser should confirm any rights of access and maintenance obligations for this shared discharge point.

The uPVC rainwater goods are likely to have a remaining service life of at least 15 to 20 years, subject to routine maintenance and provided no mechanical damage occurs. Regular clearing of leaves and debris from gutters, hoppers and gullies will be necessary to maintain effective discharge and prevent overflow.

SURVEYOR'S OVERALL OPINION

The uPVC rainwater goods are generally in adequate condition, with no significant defects identified during the inspection. The principal concern is the rear bay downpipe discharging directly onto the ground, which is not ideal and could contribute to localised dampness over time. It would be prudent to extend this downpipe into a gully or surface water drain to direct water away from the building. The shared hopper arrangement at the rear addition requires periodic clearing to prevent blockages. Routine maintenance, including clearing all gutters, hoppers and gullies, should be carried out at least annually.

ASK FLETTONS >

12.7 External Walls

2

The front elevation is constructed of yellow clay bricks, originally bedded in lime mortar and later repointed with ordinary Portland cement. The brickwork generally appears to be in adequate condition for its age. At the base of this elevation, slightly elevated moisture levels were recorded internally, and salt contamination is present on the masonry in the front reception room.

The sand and cement render to the recessed porch area bridges the damp proof course, which is likely to be contributing to the moisture and salt issues. The porch render also exhibits some peeling paint due to salt contamination and thermal cracking, which appears decorative and would benefit from redecoration.

The parapets flanking the main roof are of brick construction and are rendered. The parapets exhibits some spalling of the render and will benefit from repair. Parapets are exposed to the weather on both sides and are vulnerable to water ingress if the render or copings are defective, so this repair should be prioritised.

The rear elevation is also of solid masonry construction, built with London stock bricks bedded in lime mortar and later pointed with ordinary Portland cement. The walls appeared relatively plumb, with no excessive bulging visible from the available vantage points. Some localised pointing is weathered and would benefit from being raked out and replaced with a lime-based mortar to match the original construction.

Overall, the walls are of solid masonry construction, which is typical for a property of this age. They are uninsulated, which has significant implications for thermal performance and energy efficiency. The EPC records the current energy rating as E, with a potential rating of B. The EPC wall description is broadly consistent with the survey observations, but the full wall build-up cannot be confirmed without opening up.

The client should not rely on EPC assumptions alone when planning retrofit works. Inappropriate insulation or hard cementitious finishes can trap moisture in solid masonry walls, leading to decay and dampness. Any future insulation works should be designed by a specialist to ensure compatibility with the existing construction.

SURVEYOR'S OVERALL OPINION

The external walls are generally in adequate condition for their age, with no evidence of significant structural movement. The principal defects are the spalling render to the parapets, the localised weathered pointing to the rear elevation, and the damp-proof course bridging at the front porch, which is contributing to elevated moisture and salt contamination internally. The walls are uninsulated solid masonry, which limits thermal performance.

Any future insulation or render works must be carefully designed to avoid trapping moisture. The parapet repair should be undertaken promptly to prevent water ingress, and the damp-proof course bridging should be addressed to reduce moisture levels in the front wall.

You could ask the vendor to undertake these repairs or use this as a negotiation point.

VIEW MORE PHOTOS >

ASK FLETTONS >

12.8 Lintels and Window Heads

1

The window heads at the front elevation are cast stone, formed by the brickwork of the outer leaf. From the available vantage points, the visible sections appear to be in adequate condition, with no evidence of stepped cracking, dropped brickwork, or distortion that would indicate movement or lintel failure. The masonry is bedded on lime mortar with later cementitious pointing, which is typical for a property of this age. No close inspection of the concealed lintel bearings was possible, and the internal condition of any supporting steel or concrete lintels behind the brick face could not be confirmed.

At the rear elevation, the window heads are also cast stone. These appear to be in adequate condition from the parts seen. No cracking, spalling, or rust staining was identified that would suggest corrosion of any embedded steel reinforcement or structural distress. Cast stone heads of this type can be susceptible to gradual weathering and, where reinforcement is present, to carbonation-induced corrosion over the long term, but no such defects were visible at the time of the survey.

The inspection was carried out from ground level and via drone, which allowed a general view of the heads but did not permit close-range examination of any concealed support. It is possible that hidden deterioration exists where timber lintels are sometimes positioned behind masonry window heads, particularly where cementitious pointing has been applied over lime mortar, which can trap moisture and accelerate decay in the masonry or any embedded steel. However, no external symptoms of such deterioration were identified.

No significant defects were observed to the lintels or window heads at either elevation. The openings appear adequately supported from the available evidence. Subject to routine monitoring as part of normal ownership, no immediate repairs are required. In the longer term, re-pointing with a compatible lime mortar would help to maintain the breathability of the masonry and reduce the risk of trapped moisture affecting the heads.

SURVEYOR'S OVERALL OPINION

The lintels and window heads are in adequate condition, with no visible defects to suggest structural movement, corrosion, or material failure. The heads at the front and rear appear to be performing as intended. The main limitation is that the concealed bearings and any internal reinforcement could not be inspected, which is typical for a visual survey. No further investigation is considered necessary at this stage, but the condition should be monitored during routine maintenance, and any future re-pointing should use a lime-based mortar to preserve the long-term durability of the masonry.

ASK FLETTONS >

12.9 Windows, Frames, and Cills

3

The windows are a mixture of types, ages and materials, reflecting the property's original construction and later alterations. At the front elevation, the windows are predominantly 1980s aluminium-framed double-glazed units set within timber subframes.

The cills and window heads are cast stone consistent with the age of the building. The upper floors have aluminium-framed double-glazed windows, while the ground floor has uPVC double-glazed units. The kitchen has newer uPVC tilt-and-turn double-glazed windows. Several original Victorian timber windows remain, including single-glazed sash windows and a pivot casement window. A Velux rooflight, likely from the early 2000s, serves the second-floor hallway.

The inspection was carried out from ground level externally and from within accessible rooms internally. All windows were opened where possible. The locking mechanisms on the bottom windows at the front could not be tested as the handles were locked and no keys were available. Concealed defects within the frame-to-wall junctions or behind subframes cannot be ruled out.

The 1980s aluminium windows are in adequate condition for their age, but they are thermally inefficient. The frames are uninsulated and prone to condensation and heat loss. The locking handle on the left side of the front bay window is defective, meaning that window does not lock. This is a security and safety risk. The older uPVC windows to the utility room and another rear room are dated and would benefit from upgrade. The kitchen tilt-and-turn windows operate, but the mechanisms are stiff and require attention.

The original timber sash windows are in adequate condition. The sash cords are connected and the windows opened during the inspection. They would benefit from redecoration. The glass is single-glazed and not toughened, presenting a risk of injury if broken. A small chip is present in the glass of the bathroom sash window. The timber cills in these rooms show general wear and tear. The Velux rooflight is older but no specific defects were identified from the limited internal vantage point.

Mild thermal cracking is present along some cill joints, which is typical and not structurally significant but should be repaired by a skilled builder within 2 years.

No dampness was detected beneath the windows at the time of inspection.

The EPC describes the windows as fully double-glazed. This is broadly consistent with the majority of the windows, but it does not account for the remaining single-glazed timber sashes. Thermal performance will therefore vary across the property, and the EPC rating may overstate the overall energy efficiency of the glazing.

The aluminium and older uPVC windows are likely to require replacement within the next five years to improve thermal performance and address the defective locking handle. The timber sash windows can be retained and overhauled, including draught-proofing and redecoration, though they will never match the thermal performance of modern double-glazed units. The stiff kitchen window mechanisms should be lubricated and adjusted by a window specialist. The defective front bay window lock requires immediate repair or replacement by a locksmith or window contractor. The chipped bathroom glass should be replaced by a glazier. The Velux window should be serviced and monitored for early signs of seal failure, though its remaining life is difficult to estimate from the inspection available.

SURVEYOR'S OVERALL OPINION

The windows are a mixed arrangement of original timber sashes, 1980s aluminium double-glazed units, and more recent uPVC replacements. The aluminium windows are thermally inefficient and the defective lock on the front bay window is a security and safety concern that requires prompt attention. The timber sashes are serviceable but single-glazed and will contribute to heat loss. The overall condition is adequate, but the property would benefit from a phased programme of window upgrades, prioritising the older aluminium and uPVC units. The mixed glazing means thermal performance is inconsistent, and the EPC description should not be relied upon as a complete record. Budgeting for replacement of the older windows within the next five years is advisable. When upgrading the window consider the use of timber framed double glazed sash windows to be sympathetic to the age and character of the building.

ASK FLETTONS >

12.10 External Doors, Frames and Security

2

The front entrance door is a single-glazed, timber-framed door of an older style, typical of the property's early 20th-century origins. The door retains its original or early configuration, with a single glazed panel set within a timber frame. The visible condition shows the paint finish is weathered and the door would benefit from redecoration to protect the timber from moisture. The locking arrangement was not tested, but from a visual inspection, the ironmongery appears to be of a basic type. This door is a significant point of heat loss due to its single glazing and likely lack of modern draught seals, which will contribute to higher energy costs and a cooler hallway. Replacement with a modern, insulated composite or timber door would improve thermal performance and security. However, any replacement should be proportionate and, given the age of the house, a high-quality timber door with thermal glass would be more in keeping with the property's character.

The rear door, leading from the kitchen to the garden, is a more modern uPVC unit. It is double glazed and fitted with a multi-point locking system, which provides a better level of security than the front door. The door is set into an opening that appears to have been cut into the side of the rear bay window projection, a common alteration in properties of this type to provide direct garden access. The door and its frame appeared to be in adequate condition from the parts visible, with no obvious distortion, failed glazing units, or significant damage. The operation of the door was not checked in detail, and concealed defects within the frame or threshold cannot be ruled out. The threshold detail was not closely inspected, and it is important that this is well-sealed to prevent water ingress into the kitchen floor structure.

The EPC for the property gives a current energy efficiency rating of E. The presence of a single-glazed, uninsulated timber front door is broadly consistent with this low rating and will be a contributing factor to heat loss from the property. The rear uPVC door is a more thermally efficient element, but its benefit is limited to that one opening. The EPC's assumptions about the property's overall thermal performance should not be relied upon as a precise reflection of each individual door's efficiency.

SURVEYOR'S OVERALL OPINION

The external doors present a mixed picture. The rear uPVC door is in adequate condition and provides a reasonable standard of security and thermal performance. The front entrance door is the main concern. It is an older, single-glazed timber door that requires redecoration and is thermally inefficient. Its basic locking arrangement offers a lower level of security compared to a modern door. The most significant implications are ongoing heat loss and higher energy bills, alongside a potential security weakness. You should budget for the replacement of the front door with a modern, insulated unit, which would improve both energy efficiency and security. In the short term, redecoration is needed to protect the existing timber from deterioration.

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ASK FLETTONS >

12.11 Floor Ventilation

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The only visible floor ventilation provision is a single vent located at the front of the property, within the cellar area.

The vent serves the sub-floor void beneath the front ground floor rooms. No other air bricks, grilles, or ventilation openings were visible from any external elevation at ground level. The presence of only one vent means that cross-ventilation cannot occur. Effective sub-floor ventilation relies on air entering on one side of the building and exiting on the other. A single vent cannot create this airflow; instead, it allows only limited, localised air movement, leaving much of the void stagnant.

Inadequate ventilation leads to a build-up of humidity within the sub-floor void. Over time, this creates conditions suitable for wood-rotting fungi, including dry rot, to become established. The risk is material in a property of this age, where the original timber ground floor structure is likely to sit on shallow sleeper walls and be in direct contact with the sub-floor environment. Decay can progress for years without visible signs within the living spaces, meaning significant structural damage may already be present or could develop unseen.

The inspection of the sub-floor ventilation was limited to the visible vent in the cellar. The remainder of the ground floor sub-floor voids, particularly at the rear of the property, could not be accessed. It is possible that the rear section has a solid floor, which would not require ventilation, but this could not be confirmed without invasive investigation. The concealed nature of the sub-floor means the overall adequacy of ventilation and the condition of the hidden timbers cannot be assessed from the available vantage points.

The client should be aware that any future works that could further restrict ventilation, such as raising external ground levels, paving over vent locations, or installing impermeable floor coverings without addressing airflow, would increase the risk of timber decay.

SURVEYOR'S OVERALL OPINION

The floor ventilation is inadequate. A single vent at the front of the property cannot provide the cross-ventilation necessary to protect the suspended timber ground floor from moisture build-up and decay. The principal risk is concealed fungal attack to the structural floor timbers, which may progress without visible evidence in the living areas. It is recommended that a competent builder or timber specialist lift a floorboard in a discreet location to inspect the sub-floor void, confirm the extent of suspended construction, and assess the condition of the timbers. If suspended floors are present elsewhere, additional ventilation should be installed to achieve a through-flow of air. This investigation should be undertaken before exchange of contracts so that any necessary remedial works can be quantified.

You could ask the vendor to undertake remedial work or use this as a negotiation point.

ASK FLETTONS >

12.12 Damp Proof Course

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The base of the front elevation wall is concealed by a sand and cement render finish that extends down to ground level. No continuous physical damp-proof course was visible during the inspection, which is typical for a property of this age and construction. The original damp-proofing in such buildings often relies on a layer of slate or engineering bricks, or the mass of the wall itself, rather than a modern physical barrier. The inspection was carried out from external ground level. The render at the base of the front wall prevented any visual confirmation of the existence, type, or continuity of a damp-proof course.

Along the base of the flank wall of the rear addition there is evidence of a retrofitted damp proof course injection. Your legal advisor should check whether there is valid and transferable gurantee available for these works. It was not possible to check the internal side of the walls as the kitchen units are installed along this wall.

The base of the rear elevation wall was partially visible and no obvious damp-proof course was identified there either. The internal inspection of the ground floor front reception room revealed elevated moisture meter readings and salt contamination to the base of the front wall. The wall surface was damp to the touch. This is consistent with moisture rising from the ground and bypassing any existing damp-proof course. The most likely cause of this dampness is bridging. The external sand and cement render on the front elevation extends down to the ground, bridging the likely position of any original damp-proof course.

This allows ground moisture to be drawn up through the render and into the wall above the damp-proof course line. The use of impermeable cement-based pointing on the solid brick walls can also trap moisture within the brickwork, exacerbating the problem. The elevated readings were localised to the front wall; the base of the rear wall in the reception room was dry at the time of the survey.

The presence of moisture and salts at the base of the internal wall can lead to the deterioration of wall plaster, damage to internal decorations, and create conditions favourable to timber decay in embedded joist ends or skirting boards. The long-term presence of hygroscopic salts can mean that even after the source of moisture is addressed, the plaster may continue to attract atmospheric moisture, necessitating its replacement with a salt-retardant render system.

The external render bridging the damp-proof course must be removed. A minimum of 150mm of clear wall should be exposed above the external ground level to allow the wall to dry and to break the capillary path for rising moisture. A common method of eliminating a bridged damp proof course is to install a French drain along the perimeter walls. This effectively lowers the ground level adjacent to the wall and removes the bridge, allowing the wall to dry out. A competent groundworks or damp specialist contractor can advise on the feasibility and cost of this solution.

Following this, the affected internal plaster will need to be hacked off and replaced with a specialist waterproofing render to manage any residual salt contamination. A damp-proof course injection is not necessarily required if the bridging is effectively removed and the wall is allowed to dry, but this should be assessed by a specialist Property Care Association (PCA) contractor once the render is removed. The work should be carried out by a qualified damp-proofing and preservation specialist.

SURVEYOR'S OVERALL OPINION

The visible damp-proof course provision is compromised by external bridging. The sand and cement render on the front elevation extends to ground level, bridging the likely position of the original damp-proof course and causing elevated moisture and salt contamination to the internal front wall. This is a significant defect that requires attention to prevent ongoing and potentially worsening damage to the building fabric. The immediate priority is to remove the bridging render and expose the wall base to allow drying. The internal plaster will then require replacement with a salt-retardant specification. The rear elevation did not exhibit the same defect at the time of the survey. Your Legal Adviser should check for any existing guarantees for past damp-proofing treatments, though none were evident.There is evidence of a damp proof for injection along the base of the rear elevation to the rear edition.

You could ask the vendor to undertake remedial work or use this as a negotiation point as dampness is a meterial defect.

ASK FLETTONS >

12.13 Foundation Type

NI

The foundations of this mid-terrace house, built between 1870 and 1901, were not exposed for inspection. The foundation type is therefore inferred from the age, style, and construction of the property. It is likely that the original structure is supported on period shallow, stepped brick or stone strip corbelled footings bearing onto the underlying natural ground. This is the standard construction method for Victorian and Edwardian terraced houses in this area.

No trial pits were excavated, and the foundation depth, width, and bearing stratum remain unconfirmed. The British Geological Survey indicates the bedrock geology in this locality is likely to be London Clay, a stiff, over-consolidated clay that can be subject to seasonal volumetric change, particularly where influenced by tree root activity. No significant trees were identified in close proximity to the main building, although a tree was noted in the rear garden. The potential for clay shrinkage or heave is a known long-term risk for properties on this subsoil, but no direct evidence of foundation distress attributable to this was identified during the inspection.

The visible structure of the main house shows no evidence of significant foundation-related movement. The external walls appeared relatively plumb, and no excessive bulging or distortion was noted. Internally, some sloping of suspended timber floors was observed, particularly in the ground floor living room where the floor slopes towards both the front and rear with a hump in the middle, and in the first-floor bathroom where the floor slopes towards the flank wall. This is a very common characteristic in properties of this age and is typically the result of long-term settlement and slight deflection of the timber joists rather than active foundation failure. It is not considered a structural concern in this context.

The rear addition, which forms the kitchen and utility area, is also likely to be supported on shallow concrete strip footings, typical of later extensions to properties of this period. The floor in the utility room is of solid concrete construction and was noted to be slightly unlevel but dry. No cracking or differential movement was observed at the junction between the original house and the rear addition, suggesting the two structures have moved compatibly.

A specific point of note is the evidence of a new soil and vent pipe at the rear, which may indicate past drainage repairs. As a precaution, your legal advisor should query whether there may have been a historic claim for drainage-related subsidence. Your Legal Adviser must make specific enquiries to establish whether any subsidence claims have been made, whether any underpinning works have been carried out, and whether any guarantees or building control approvals exist for such works. This is a standard and important check for properties of this age and type.

The cellar provides a limited view of the sub-structure. The floor joist ends, where visible, appeared dry. A slate damp-proof course was evident, which is a positive feature. The presence of groundwater in the cellar, managed by a sump pump, indicates a high local water table. While this is a waterproofing rather than a foundation issue, persistent water in the sub-structure can, over a very long period, lead to softening of the ground directly beneath shallow footings. No evidence of this was seen, and the risk is considered low given the age and stable condition of the structure.

SURVEYOR'S OVERALL OPINION

The foundations are not exposed and their exact type and depth remain unconfirmed, which is a normal limitation of a visual survey. Based on the property's age and construction, shallow brick or concrete strip footings are the most likely arrangement. The visible structure shows no signs of active or significant foundation movement, and the minor floor slopes observed are consistent with the age of the building and are not considered a structural defect. The principal risk relates to the potential for historic subsidence, given the evidence of past drainage works. Your Legal Adviser must investigate this thoroughly. No invasive foundation investigation is considered necessary based on the current evidence, but the sump pump and groundwater management in the cellar should be maintained to protect the sub-structure.

ASK FLETTONS >

13.1 Roof Void

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The main roof void was accessed via a hatch on the top floor landing and was partly entered, although inspection was restricted by deep, unevenly laid insulation and the absence of safe boarding. The roof structure is a traditional cut timber frame with 4-inch rafters, 5-inch purlins, 4-inch struts, and retrofitted collars. The collars appear to have been added to resist roof spread, which is a common improvement in properties of this age. The visible timber sections were dry at the time of the survey and no evidence of active wood-boring beetle infestation or fungal decay was identified.

The roof is underdrawn with a polythene membrane. A tear in the membrane is present, which appears to have been made deliberately to provide ventilation. While this is a pragmatic response to condensation risk, it is not a controlled ventilation detail and may allow driven rain or insect entry in certain conditions. The ridge height is approximately 2.2 metres, which is a relevant consideration for any future loft conversion, although such works would require Building Control approval and possibly planning permission if you develop outside the permitted development rights.

Insulation is mineral wool, laid between and over the ceiling joists. The coverage is sporadic, with some sections missing or displaced, and the depth varies considerably. This will reduce the overall thermal performance of the roof and contribute to heat loss. The EPC for the property assumes a pitched roof with no insulation, which is inconsistent with the visible presence of insulation. However, the EPC may rely on default assumptions, and the incomplete coverage means the actual thermal performance is likely to be better than the EPC suggests but still below current standards. Improving and levelling the insulation would be a cost-effective energy-efficiency measure.

Several containers had been positioned within the void to capture water, and a section of plastic sheeting was found to contain water. At the time of the survey, the roof timbers and the contents of the containers were dry. This suggests that there has been historic water ingress, possibly from a past roof defect, or that intermittent leakage occurs only under specific weather conditions. The source could not be confirmed from within the roof void. A raised moisture reading was detected on one valley rafter, which is likely due to condensation rather than a direct roof leak, given the dry condition of the surrounding timbers and the presence of the torn membrane.

The chimney breast within the roof void shows evidence of salt contamination, which is a common finding in older properties and indicates historic moisture penetration through the stack. The breast could not be closely inspected due to the depth of insulation. A small, inactive wasps' nest is present on the front rafters. Rodent bait stations and a box of rat killer were also noted, indicating a known or previous rodent issue. The bait stations appeared undisturbed at the time of the survey.

SURVEYOR'S OVERALL OPINION

The visible roof structure is in serviceable condition, with no evidence of active decay or significant distortion. The retrofitted collars are a positive feature. The principal concerns are the evidence of historic water ingress, the sporadic and inadequate insulation, and the presence of pest control measures. The source of the past leakage should be investigated by a roofer, as intermittent defects can be difficult to identify during dry weather. The insulation should be improved and laid to a consistent depth, taking care not to block eaves ventilation. The pest control measures suggest a need for ongoing monitoring, and the wasps' nest, though inactive, should be removed. The EPC description of the roof insulation is not consistent with the visible evidence, and the client should not rely on the EPC alone when assessing thermal performance.

You could ask the vendor to undertake remedial work or use this as a negotiation point as dampness is a meterial defect.



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13.2 Ceilings

The ceilings throughout the property are a mix of plasterboard and traditional lath and plaster, their distribution reflecting the age and piecemeal alteration of the house. The condition varies, with the older lath and plaster ceilings showing characteristic age-related defects that will require attention.

Ground floor hallway: The ceiling near the front door is plasterboard, transitioning to lath and plaster further along the hallway. Staining is visible on the lath and plaster section, suggesting a past leak from above. The staining was dry at the time of inspection.

Ground floor WC: The ceiling is plasterboard and in apparently adequate condition.

Reception room: The ceiling is lath and plaster with a lining paper finish. In the rear part of the room, there are quite large cracks in the plaster. Cracking of this nature in a lath and plaster ceiling typically indicates that the plaster keys have failed, meaning the plaster is no longer securely bonded to the laths above. This is a progressive defect that can lead to localised collapse if not addressed.

Kitchen: A plasterboard ceiling is fitted with inset LED spotlights. The spotlights were working at the time of inspection but are poorly fitted and poorly positioned. The cut-outs for these lights may compromise any fire separation provided by the ceiling, and the quality of installation should be improved.

Utility room: The plasterboard ceiling is in apparently adequate condition. A hardwired smoke alarm is fitted and was working during the survey.

First-floor hallway and landing: The ceilings appear to be lath and plaster with a textured paint finish, sometimes referred to as a stippled or Artex-style coating. Two smoke alarms are present on the ceiling. The textured coating may contain asbestos fibres, which were commonly used in such products until the 1980s. The material should be tested before any sanding, drilling or scraping is undertaken.

First-floor WC: The ceiling is plasterboard and in apparently adequate condition.

Bathroom: The ceiling is clad with tongue-and-groove boarding. The condition of the ceiling structure behind this cladding could not be inspected. In a bathroom, trapped moisture behind cladding can lead to concealed decay, and the cladding itself may obscure defects in the original ceiling.

Bedroom 1: The ceiling is plasterboard with a lining paper finish. There is evidence of old crack patterns beneath the paper, but the ceiling appeared serviceable from the parts seen.

Bedroom 2: The ceiling is lath and plaster with a textured coating. A slight bulge and non-uniform cracking are visible, both typical signs of plaster key failure. An older battery-operated smoke alarm is fitted to the ceiling.

Bedroom 3: The ceiling is plasterboard and generally appears to be in adequate condition. Some small, dry stains are present, likely the result of historic water penetration from the roof above.

Bedroom 4: The ceiling is plasterboard with a lining paper finish. Inside a cupboard within the chimney breast recess, staining is visible on the ceiling. This is likely the result of historic water penetration from the roof or chimney stack above. The staining appeared dry at the time of inspection, but the source should be confirmed.

Bedroom 5: The ceiling is plasterboard. Some uniform, straight cracking is visible, consistent with plasterboard joint movement, and is not considered structurally significant.

Second-floor hallway: The ceiling appears to be lath and plaster with a textured paint finish. As with the first-floor landing, the textured coating may contain asbestos and should be tested before any disturbance.

Cellar stairs: The underside of the staircase has been lined with fire boarding, but there are holes in the boarding. These breaches reduce the fire protection intended by the boarding and should be made good.

SURVEYOR'S OVERALL OPINION

The ceilings are a combination of modern plasterboard and original lath and plaster, the latter being at an age where deterioration is expected. The most significant finding is the cracked and bulging lath and plaster ceilings in the reception room and bedroom 2, which indicate plaster key failure and carry a risk of partial collapse. These ceilings require repair, which may involve overboarding with plasterboard or complete replacement. The textured coatings present on several ceilings should be tested for asbestos before any disturbance. The staining in the ground floor hallway and bedroom 4 cupboard points to past water ingress and, while apparently dry, the sources should be investigated to confirm they are no longer active. The poorly fitted kitchen spotlights and the holes in the fire boarding beneath the cellar stairs are defects that should be rectified to maintain fire separation. Overall, the ceilings require a programme of targeted repair and further investigation, but the issues are typical for a property of this age and are manageable with appropriate specialist input.

You could ask the vendor to undertake remedial work to defective plaster or use this as a small negotiation point as repairing defective plaster is beyond normal decoration.

ASK FLETTONS >

13.3 Interior Walls and Energy Efficiency 2

The interior walls and partitions vary in construction and condition across the property, consistent with its age and history of alteration. The spine wall running through the ground and first floors is of solid masonry construction and appears to be in adequate condition. The wall between the hallway and the ground floor reception room is also masonry. In the first-floor master bedroom, the party wall has been lined with a drylining system, possibly incorporating insulation. There is a visible gap at the top of this lining, which will compromise any intended acoustic or thermal performance. The specific material used could not be confirmed, and you should ask the vendor for details of any works undertaken to this wall.

In the second-floor bedrooms, there is currently no partition forming a separate hallway to bedroom 5. To access bedroom 5, you must walk through bedroom 4. This arrangement means bedroom 5 cannot be classed as a true bedroom, as it lacks privacy and independent access. The installation of a lightweight stud partition to create a hallway would resolve this, allowing both rooms to function as proper bedrooms. The existing walls within these rooms are lined with plasterboard, and no significant defects were identified from the visible areas.

The wall finishes throughout much of the property consist of lining paper and paint, which are generally old and of poor quality. In the hallway and on the landings, the walls are finished with a textured coating. Textured coatings of this era can sometimes contain asbestos fibres. The coating appears to be in serviceable condition, but it must not be sanded, scraped, or drilled without first confirming its composition through a specialist asbestos survey. The soffit under the stairs also has this textured finish.

In the ground floor reception room, slightly elevated moisture levels and salt contamination were detected at the base of the front wall. This is likely due to the external sand and cement render bridging the damp proof course. The internal plaster in this area is affected and will require localised repair once the external defect is addressed. A hairline crack was visible above the door to this room, which appears to be thermal in origin and is not structurally significant.

In bedroom 3, the wall between the room and the bathroom is a timber-framed lath and plaster partition. There is a crack in the plaster inside the wardrobe, likely caused by impact or vibration from the bathroom side. This is a common age-related defect and can be repaired with filling and redecoration. The wall was dry at the time of inspection.

In bedroom 4, high moisture readings were recorded on the chimney breast inside a cupboard, with levels up to 70%. This is accompanied by salt contamination in the plaster, a common defect in older chimneys where hygroscopic salts attract moisture. The chimney breast requires venting and the affected plaster will need to be hacked off and replaced with a salt-retardant render. The chimney breast in bedroom 5 was dry and in adequate condition.

The utility room walls are lined with old plasterboard and plyboard, and the room requires complete refurbishment. The existing linings should be stripped to allow inspection of the underlying brickwork and services before new drylining is installed.

The EPC records the walls as "solid brick, as built, no insulation (assumed)" and gives a current energy rating of E. This is consistent with the age and type of construction. Solid walls lose more heat than modern cavity walls, and this is a significant factor in the property's overall thermal performance. No evidence of internal wall insulation was visible on the internal faces of the external walls during the inspection, although the presence of drylining or insulated plasterboard cannot be ruled out where it has been concealed by finishes. The EPC assumes no insulation is present, and this should be treated as the baseline position unless documentation proving otherwise is provided. If you are considering improving the thermal performance of the walls, you should seek specialist advice, as inappropriate internal insulation on a solid-walled property of this age can lead to interstitial condensation and long-term damp problems.

SURVEYOR'S OVERALL OPINION

The interior walls and partitions are generally in adequate condition for a property of this age, with no evidence of significant structural movement. The principal concerns are the high moisture and salt contamination affecting the chimney breast in bedroom 4, the bridged damp proof course causing dampness at the front reception room wall, and the widespread textured coatings which may contain asbestos. The drylining on the party wall in bedroom 1 is poorly executed and its purpose is unclear. You should budget for an asbestos survey before any works that disturb the textured finishes, and for localised plaster repairs and redecoration throughout. The solid wall construction limits energy efficiency, and no visible wall insulation was identified. Any future insulation upgrades must be carefully designed to avoid creating moisture problems within the building fabric. The lack of a partition to separate bedrooms 4 and 5 means the property currently functions as a four-bedroom house with a through-room, and you should consider the cost of installing a stud wall to create a proper fifth bedroom.

You could ask the vendor to undertake remedial work to defective plaster or use this as a small negotiation point as repairing defective plaster is beyond normal decoration.

ASK FLETTONS >

13.4 Floors

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Living Room The living room spans the full depth of the ground floor from front to rear. The floor is a suspended timber structure, covered with laminate floorboards. Walking the floor revealed a noticeable unevenness; the floor slopes towards the front and towards the rear, creating a hump in the middle of the room. This pattern of movement is typical of long-term settlement in properties of this age and is likely due to slight deflection of the supporting joists and the central spine wall over time. The laminate finish prevented inspection of the structural deck, so the condition of the joist ends and any concealed sub-floor timbers could not be confirmed. The floor felt firm underfoot, and no localised springiness or bounce was identified. The unevenness is a long-standing characteristic rather than a sign of active movement, but it will make laying new rigid floor finishes more difficult without prior levelling.

Kitchen The kitchen floor is a suspended timber structure, covered with fitted carpet. The floor appeared to be in adequate condition when walked, with no significant deflection, springiness, or unevenness detected. The carpet prevented direct inspection of the floorboards, and the sub-floor void was not visible from this room. A store cupboard off the kitchen had exposed floorboards, which appeared to be in serviceable condition with no visible decay or damage.

Hallway The ground floor hallway, particularly the section nearer the kitchen, is covered with laminate flooring. The floor felt firm and level underfoot. The laminate finish conceals the structural deck, so the condition of the underlying timbers could not be verified. The staircase from ground to first floor is of timber construction and felt sturdy, with no undue movement or creaking beyond normal expectation. A loose short spindle was noted on the first-floor balustrade, which is a minor repair issue rather than a structural concern.

First-Floor Landing and Hallway The first-floor landing and hallway floors are of suspended timber construction, covered with fitted carpet. The floors felt reasonably level and firm, with no significant deflection or bounce. The carpet prevented inspection of the structural deck, and no sub-floor access was available at this level.

Bedroom 1 (Front) The floor in bedroom 1 is a suspended timber structure, covered with fitted carpet. It appeared adequate and reasonably level when walked. No significant defects were identified from the visible and accessible parts.

Bedroom 2 The floor in bedroom 2 is a suspended timber structure, covered with fitted carpet. It appeared adequate and firm underfoot, with no significant unevenness or movement detected.

Bedroom 3 (Rear) The floor in bedroom 3 is a suspended timber structure, covered with fitted carpet. It appeared adequate and reasonably level. No defects were apparent from the accessible areas.

Bathroom The bathroom floor is a suspended timber structure, covered with continuous vinyl flooring. The floor slopes slightly towards the flank wall. This is consistent with long-term settlement, which is common in Victorian terraced houses, and is not considered to indicate active structural movement. The vinyl covering prevents inspection of the structural deck, so the condition of the joists and floorboards beneath cannot be confirmed. There was no evidence of damp staining or water damage to the visible floor surface, but concealed timbers in a bathroom are at higher risk of decay if historic leaks have occurred.

WC (First Floor) The WC floor is a suspended timber structure, covered with continuous vinyl flooring. The floor felt firm and level underfoot. The vinyl finish prevented inspection of the structural deck, and no sub-floor access was available.

Second-Floor Hallway The second-floor hallway floor is of suspended timber construction, covered with fitted carpet. It appeared adequate and level when walked. No defects were identified.

Bedroom 4 The floor in bedroom 4 is a suspended timber structure, covered with fitted carpet. It appeared adequate and firm underfoot, with no significant defects noted.

Bedroom 5 The floor in bedroom 5 is a suspended timber structure, covered with fitted carpet. It appeared adequate and level. No defects were identified from the accessible areas.

Basement/Cellar The cellar has a solid concrete floor, covered with pea shingle. The floor is slightly uneven, which is typical of older concrete slabs, but it appeared dry with no evidence of saturation or rising damp. The sub-floor void above the cellar is accessible, and the ends of the suspended timber floor joists supporting the ground floor were visible. These joist ends appeared dry, with no evidence of active decay or wood-boring beetle infestation. Insulation has been installed to the underside of the joists, which is a beneficial upgrade. Ventilation is provided to the sub-floor void via air bricks at the front of the property, and a sump pump is present, discharging into the sub-floor area. The void contains a significant amount of old rubble and debris, which should be cleared to improve airflow and reduce the risk of dampness affecting the joists. A slate damp-proof course is evident, which is original to the property.

SURVEYOR'S OVERALL OPINION

The suspended timber floors throughout the habitable rooms are generally in adequate condition, with no evidence of active decay, significant deflection, or structural distress in the areas that could be inspected. The most notable finding is the unevenness in the living room, which is characteristic of long-term settlement and is not considered to indicate an ongoing structural problem, though it will require levelling if new rigid floor finishes are planned. The slight slope in the bathroom is similarly attributed to historic settlement. The cellar sub-floor void provides useful access to the ground-floor joist ends, which appear dry and well-ventilated, though the accumulation of rubble should be cleared to maintain adequate airflow. Fitted coverings throughout the upper floors prevented direct inspection of the structural deck, and concealed defects cannot be ruled out. No immediate repairs are required to the floor structures, but the loose balustrade spindle should be refixed as a minor safety measure.

13.5 Internal Doors and Fire Resistance

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The internal doors throughout the property are a mix of panel doors and notional fire doors. The fire-resisting doors are of a solid, heavy-weight construction, consistent with FD30 specification, and are fitted with intumescent strips and triple steel butt hinges. No fire-rating certification labels were visible on any door, which is common for doors of this age, and their performance cannot be verified by visual inspection alone.

Living Room: The door is a five-panel notional FD30 fire door. It appears to be in adequate condition with intumescent strips present. The door closes positively into its frame.

Bedroom 1: The door is a heavy-weight notional FD30 fire door with intumescent strips rebated into the door leaf and triple steel butt hinges. It is in adequate condition.

Bedroom 2: The door is a notional fire door and generally appears adequate.

Bedroom 3: The door is a notional fire door and appears to be in adequate condition.

Bedroom 4: The door is a notional fire door with intumescent strips and is in adequate condition.

Bedroom 5: The door is a notional fire door and appears to be in adequate condition.

WC (First Floor): The door is a standard timber panel door. It is not a fire door and is in adequate condition.

Utility Room: The door is a timber-framed door with a glazed panel. It is a notional FD30 fire door and appears to be in adequate condition.

Ground Floor WC: The door is a four-panel timber door. It is not a fire door and is in adequate condition.

The notional fire doors appear to provide a basic level of compartmentation between the habitable rooms and the escape route. However, the absence of visible certification, combined with the lack of smoke seals on some doors and the inability to confirm the condition of concealed cores or the adequacy of frame fixings, means their performance in a fire cannot be guaranteed. The standard timber panel doors to the WCs offer no fire resistance. The glazed panel in the utility room door is unlikely to be fire-rated and would be a point of early failure in a fire.

The doors were not tested for smoke sealing or closing under pressure. A specialist fire door assessor should inspect all notional fire doors to confirm their suitability and identify any necessary upgrades, such as the fitting of smoke seals or adjustment of perimeter gaps. The timber panel doors to the WCs do not require upgrading unless they form part of a protected escape route, which your Legal Adviser should confirm by checking the building's fire strategy if one exists.

SURVEYOR'S OVERALL OPINION

The internal doors are generally in adequate condition for their age, with a number of notional FD30 fire doors providing a basic level of compartmentation. The key limitation is the absence of verifiable certification for these fire doors, meaning their actual performance in a fire is unconfirmed. The standard timber doors to the WCs offer no fire resistance. A specialist fire door inspection is recommended to assess the notional fire doors and advise on any necessary remedial works to ensure they meet current standards. This is a proportionate step to manage the risk and should be undertaken before exchange of contracts.

ASK FLETTONS >

13.6 Woodwork and Trims

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The internal woodwork and trims are predominantly of painted softwood, consistent with the age and character of the property. The overall condition varies, with some elements remaining serviceable and others showing wear, damage, or deterioration typical of a house of this era.

Ground floor hallway and staircase: The staircase is of timber construction and appears sturdy. The balustrade comprises timber handrails and spindles. On the first-floor landing, one short spindle is loose and requires refixing to ensure the guarding remains secure. The soffit under the stairs exhibits non-uniform cracking, indicative of the lath and plaster substrate, which will require repair when the area is next redecorated. The timber trims, including skirtings and architraves, are generally painted and show typical wear and tear.

Living room: The room features painted softwood skirtings, architraves, and a door lining. The joinery is generally serviceable, though the decorative finish is aged and would benefit from preparation and redecoration. A hairline crack is present in the wall above the door frame, likely due to thermal movement, and this can be filled as part of routine redecoration.

Ground floor WC: The timber skirtings and architraves are painted and show minor wear consistent with age. The door frame and lining are in adequate condition.

Utility room: The room requires extensive refurbishment, and the existing timber trims are likely to be disturbed or replaced as part of those works. The current joinery is painted but generally tired.

Kitchen: The timber skirtings and architraves are painted and show wear. The kitchen is dated and due for replacement, and the joinery would benefit from redecoration or renewal as part of any modernisation.

Hallways landing and staircase: The timber balustrade continues from the ground floor and is generally sturdy. The loose spindle identified on the first-floor landing must be refixed to prevent it from becoming a safety hazard. The timber handrail and newel posts are secure. The painted finish is worn in places.

Bedroom 1: The painted skirtings and architraves are serviceable but show signs of age and would benefit from redecoration. The door frame and lining appear adequate.

Bedroom 2: The timber skirtings and architraves are painted and show typical wear. The door frame and lining are in adequate condition.

Bedroom 3: The room contains built-in cupboards with timber louvre doors, which are old and show wear. The painted joinery throughout is serviceable but dated. Inside the wardrobe, the wall plaster is cracked and requires filling and redecoration; this may affect the adjacent timber architrave if movement continues. The door frame and lining appear adequate.

Bedroom 4: The painted skirtings and architraves are serviceable. A cupboard in the chimney recess has timber doors and framing, which are generally adequate. The door frame and lining appear adequate.

Bedroom 5: The room has fitted wardrobes with old timber louvre doors, similar to bedroom 3, which show wear and may be considered for removal. The painted skirtings and architraves are serviceable but dated. The door frame and lining appear adequate.

Bathroom: The window sill is timber and shows wear. The painted joinery is generally serviceable, though the high-moisture environment means regular maintenance of the paint finish is important to protect the timber. The door frame and lining are in adequate condition.

WC (first floor): The timber skirtings and architraves are painted and show minor wear. The door frame and lining are in adequate condition.

Second-floor hallway: The balustrade to the stairwell is of timber construction and appears sturdy. The painted joinery is serviceable.

The property predates 1992, and older painted finishes are present. These may contain lead and should be treated with caution during any sanding, stripping, or disturbance. It is advisable to take appropriate precautions and seek specialist advice if lead paint is suspected.

SURVEYOR'S OVERALL OPINION

The internal woodwork and trims are generally in serviceable condition for a property of this age, with no evidence of widespread decay or structural inadequacy. The most significant item requiring attention is the loose spindle on the first-floor balustrade, which should be refixed to maintain the safety of the guarding. Elsewhere, the joinery is largely sound but shows cosmetic wear, and a programme of redecoration would improve the appearance and protect the timber. The dated fitted wardrobes in bedrooms 3 and 5 may be considered for replacement as part of future modernisation. Given the age of the property, any disturbance of older painted surfaces should be undertaken with caution due to the possible presence of lead.

These items are not something you would typically allow you to renegotiate as a buyer because a layperson can see they require an upgrade and typically base their initial offer on the basis that these components require upgrading.

ASK FLETTONS >

13.7 Kitchen Fixtures and Fittings

2

The kitchen is situated at the rear of the ground floor. The visible fixtures and fittings are of considerable age, appearing to date from the 1980s. The fitted units are of a laminated chipboard construction, with worktops and cupboard fronts typical of that period. The overall layout includes base and wall-mounted units, but the design and materials are now dated and show significant wear consistent with their age.

The condition of the kitchen is poor. The laminated surfaces on several cupboard doors and drawer fronts are chipped, scratched, and delaminating in places. Many of the hinges are worn, causing doors to sit unevenly, and some drawer runners are stiff or damaged. The worktops exhibit localised swelling, particularly near the sink area, which is a common sign of prolonged exposure to moisture. The sealant around the sink and at the worktop-to-wall junctions is discoloured, shrunken, and has failed in sections, creating a direct route for water to penetrate the underlying chipboard and the cabinetry below. The overall impression is of a kitchen that has reached the end of its practical service life and requires complete refurbishment.

The kitchen also contains a modern Worcester Greenstar Ri system boiler, which appeared relatively new; the programmable heating controls are present but are not securely fixed to the wall and require proper mounting. The ceiling is of plasterboard with inset LED spotlights. The lighting layout is poorly configured, with lights positioned in a way that does not provide effective illumination for the workspace. A hardwired smoke alarm and a heat sensor are installed, which is a positive safety feature.

The inspection was limited by stored contents within the cupboards, which prevented a full examination of the cabinet backs and the service connections concealed behind them. It was not possible to move freestanding appliances, and therefore the condition of the wall surfaces, flooring, and pipework behind them could not be confirmed. The integrated appliances were not tested.

The failed sealant and swollen worktops indicate a history of water spillage and a lack of routine maintenance. If left unaddressed, this will lead to further deterioration of the chipboard units, potentially causing structural failure of the worktop and sink support. The dated condition of the kitchen means that piecemeal repairs are unlikely to be cost-effective. A full strip-out and replacement of the kitchen fixtures and fittings is the most realistic course of action. When planning a new kitchen, the opportunity should be taken to reconfigure the poor lighting layout and to ensure all heating controls are properly installed. The boiler should be inspected and commissioned by a Gas Safe registered engineer to confirm its safety.

SURVEYOR'S OVERALL OPINION

The kitchen fixtures and fittings are in poor condition and have reached the end of their serviceable life. The most significant issues are the widespread wear and tear to the laminated units, the moisture-related swelling of the worktops, and the failed perimeter sealant, which presents an ongoing risk of water damage to the cabinetry. The poorly configured lighting and loose heating controls are further defects that detract from the room's functionality. Piecemeal repairs are not a viable solution. The kitchen requires a complete strip-out and replacement. The modern boiler, which was not operational during the inspection, must be checked by a Gas Safe registered engineer before use.

These items are not something you would typically allow you to renegotiate as a buyer because a layperson can see they require an upgrade and typically base their initial offer on the basis that these components require upgrading.

ASK FLETTONS >

13.8 Sanitary Fixtures and Fittings

2

The sanitary fixtures and fittings are located within the first-floor bathroom, a separate first-floor WC, a ground-floor WC, and a sink unit in bedroom 5.

First-floor bathroom: The bathroom contains a metal bath, a ceramic pedestal wash basin, and a low-level WC pan and cistern. The metal bath exhibits wear to the enamel surface, which is consistent with its age. The ceramic wash basin and pillar taps appeared functional, with adequate water pressure at the time of inspection. The WC is a low-level type with a ceramic pan and cistern; no defects were identified with its operation during the limited visual check. The walls are tiled with ceramic tiles, and the ceiling is clad with tongue-and-groove boarding. An extractor fan is present and activated with the light switch via an isolation switch outside the room.

The timber floor structure, covered with continuous vinyl flooring, slopes slightly towards the flank wall, a common characteristic in properties of this age due to settlement. The timber-framed single-glazed sash window has a small chip in the glass on the bottom right-hand pane. The pressed steel panel radiator in the room has surface corrosion and requires replacement.

First-floor WC: This separate room contains a ceramic wash basin with pillar taps and a low-level WC with a ceramic pan and cistern. Both fittings appeared to be in adequate condition and were functional at the time of inspection. The walls have lining paper decoration, and the floor is of timber construction covered with continuous vinyl flooring. A piece of lead pipe is visible embedded into the wall in the corner of the ceiling; this is likely a remnant of an old service and may require removal if it is no longer in use.

Ground-floor WC: This room contains a ceramic wash basin and a low-level WC with a plastic cistern and ceramic pan. The visible condition of these fittings appeared adequate. The walls have painted plaster decoration, and the floor is a timber structure covered with continuous vinyl flooring. An old Victorian single-glazed casement window provides ventilation.

Bedroom 5: A stainless steel sink unit with pillar taps is fitted in this room. The taps are connected to the plumbing system but are very stiff to operate. This is a dated feature for a bedroom, and its removal would be advisable if the room is to be used solely as a bedroom. No leaks were apparent from the visible pipework.

The inspection of sanitary fittings was limited to a visual assessment of accessible surfaces. No invasive testing of waste pipes, seals, or concealed plumbing was undertaken. The operation of taps and flushes was checked on a limited basis only. Concealed defects, such as slow leaks behind tiling or beneath sanitaryware, cannot be ruled out. The worn enamel on the bath, while currently serviceable, can lead to further deterioration of the metal beneath if moisture penetrates the damaged surface. The stiff taps in bedroom 5 are at risk of seizure or leakage if not serviced. The corroded radiator in the bathroom is likely to leak and should be replaced as part of any refurbishment.

SURVEYOR'S OVERALL OPINION

The sanitary fixtures and fittings are generally old but remain serviceable, with the exception of the corroded bathroom radiator which requires replacement. The worn bath enamel and stiff taps in bedroom 5 are indicative of age-related deterioration and will require attention in the near term. The overall condition is consistent with a property that has not been recently modernised, and a future programme of refurbishment to the bathroom and kitchen areas should be anticipated. No active leaks were identified from the visible plumbing at the time of inspection, but the limitations of a visual-only survey mean concealed defects cannot be discounted.

These items are not something you would typically allow you to renegotiate as a buyer because a layperson can see they require an upgrade and typically base their initial offer on the basis that these components require upgrading.

ASK FLETTONS >

13.9 Storage Fittings

2

The visible storage fittings within the property are limited to fitted wardrobes and a chimney recess cupboard, located in the second-floor bedrooms.

Bedroom 3: A built-in cupboard is present, which houses the hot water cylinder. The cupboard carcass appears to be of older timber construction. The visible internal surfaces were dry at the time of the survey, and no evidence of leaks from the cylinder was found. The cupboard doors are of a louvred design, which is typical for airing cupboards as it allows for ventilation around the cylinder. The doors and frame are dated and exhibit general wear consistent with their age, but they remain functional.

Bedroom 4: A cupboard is located within the chimney breast recess. The interior of this cupboard shows staining on the ceiling, and elevated moisture meter readings were recorded on the chimney breast, reaching up to 70%. This is consistent with salt contamination and hygroscopic dampness within the chimney structure, a common defect in properties of this age where the flue has been sealed without adequate ventilation. The cupboard itself is of basic timber construction and is affected by the damp environment. The concealed areas behind the cupboard could not be inspected, and further hidden defects within the chimney breast are possible.

Bedroom 5: Fitted wardrobes with louvred doors, similar in age and style to those in Bedroom 3, are present. The carcasses are dated and show signs of wear. The wall plaster inside one of the wardrobes is cracked and will require filling and redecoration. This damage is likely the result of impact or vibration from the adjacent bathroom, where the wall is of a timber-framed lath and plaster construction, which is susceptible to cracking. The doors and frames are functional but would benefit from adjustment and redecoration. No evidence of dampness was detected within these wardrobes.

SURVEYOR'S OVERALL OPINION

The storage fittings are limited to a few dated built-in cupboards and wardrobes, which are generally functional but show signs of age and wear. The most significant issue is the dampness affecting the chimney recess cupboard in Bedroom 4, which is a consequence of moisture and salts within the sealed chimney breast. This will require further investigation and remedial work to the chimney before the cupboard can be effectively repaired or redecorated. The remaining fittings require only minor joinery repairs, filling, and redecoration as part of a general refurbishment. The louvred doors on the airing cupboard are appropriate for ventilation and should be retained. Ultimately however all storage cupboards are old and would probably benefit from removal as part of a refurbishment programme.

These items are not something you would typically allow you to renegotiate as a buyer because a layperson can see they require an upgrade and typically base their initial offer on the basis that these components require upgrading.

ASK FLETTONS >

13.10 Basements and Cellars

2

The property includes a cellar accessed via a timber staircase from the ground floor hallway. The underside of the staircase has been lined with fire boarding, but there are holes in this boarding, which represents a breach in the fire separation between the cellar and the main house.

The cellar itself has a solid floor, which has been covered with a layer of pea shingle. This is not a recognised waterproofing solution and is likely an attempt to manage a damp environment. The base walls are of solid brick construction, typical for the age of the property, and they exhibit elevated moisture levels with visible salt contamination, a common condition in below-ground spaces where groundwater is present.

A sump pump is installed within an unsealed chamber in the cellar floor not in accordance with BS 8102. The chamber contained water at the time of the survey, confirming the presence of groundwater. The installation appears to be a DIY arrangement; the chamber is not a sealed unit, and the pump's discharge pipe, a blue poly pipe, loosely runs through out the subfloor void and into a external rear gulley rather than to a proper external drainage point. The pipe should be properly clamped and secured as a minimum. This setup is unlikely to provide effective long-term water management and does not conform to the standards expected of a modern basement waterproofing system.

The visible sections of the floor joist ends, where they bear into the walls, appeared dry, and rigid foam insulation of varying thicknesses has been fitted to the underside of the floor joists. The subfloor void contains a significant amount of old rubble and debris, which restricts airflow and can harbour pests.

The cellar also houses the gas meter and an additional electrical fuse, suggesting a previous arrangement where the property may have been divided into flats. The main water supply pipe has been upgraded to a modern blue poly pipe. Ventilation to the cellar is provided, which is essential for managing moisture levels, but the overall condition of the space is poor. The combination of groundwater ingress, an ineffective water management system, and salt-laden walls means the cellar is currently unsuitable for anything other than very basic, damp-tolerant storage. The fire boarding breach on the staircase soffit is a separate but important defect that compromises the intended fire protection between floors.

The long-term presence of moisture and salts in the masonry can lead to the gradual deterioration of the brickwork and mortar. The current sump pump arrangement is unreliable and could fail, leading to a rise in the water level within the cellar. The debris in the subfloor void can impede ventilation, increasing the risk of condensation and timber decay to the floor structure above. The breach in the fire boarding is a fire safety risk, as it would allow smoke and fire to spread more rapidly from the cellar to the ground floor hallway and staircase.

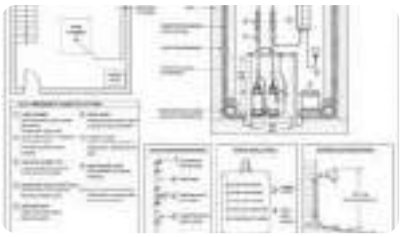
The cellar requires a comprehensive waterproofing strategy designed by a specialist below-ground waterproofing contractor. This would likely involve the installation of a properly sealed sump and pump system discharging to an appropriate external drain, along with a cavity drain membrane to the walls and floor to manage the groundwater and salt contamination. The debris in the subfloor void should be cleared to improve ventilation.

The holes in the fire boarding to the underside of the staircase must be repaired to restore the fire separation. A competent carpenter or fire protection specialist can undertake this repair. The electrical installation in the cellar, including the additional fuse, should be checked by a qualified electrician as part of the recommended full electrical inspection.

SURVEYOR'S OVERALL OPINION

The cellar is in poor condition and is affected by groundwater ingress, which has led to persistently damp and salt-contaminated walls. The existing sump pump arrangement is a makeshift solution that does not provide reliable water management. The space is currently unsuitable for habitation or dry storage and requires a complete waterproofing system designed and installed by a specialist contractor. The breach in the fire boarding to the staircase soffit is a notable fire safety defect that should be repaired without delay. The cellar should be viewed as a significant project area, and you should budget for a full waterproofing refurbishment to bring it into a usable condition.

You could ask the vendor to undertake remedial work for the poorly installed pump or use this as a negotiation point. Dampness in a victorian cellar is normal and is not usually a point for negotiation. However ground water is an issue and the solution appears poorly done, therefore the installation should be revied by a damp proofing specialist.



VIEW PHOTOS >

ASK FLETTONS >

14.1 Porch and Portico

2

The front entrance is set within a recessed porch area, formed by the main external walls of the house. The walls of this recess are finished with a sand and cement render. The entrance is framed by stone columns, which appear to be limestone, positioned on either side of the doorway.

The render to the porch walls exhibits peeling and bubbling paint, along with thermal cracking. The bubbling and peeling of the paint is possibly due to salt contamination within the sand used in the original render mix, a defect that draws moisture and prevents the paint from adhering. The thermal cracking is typically caused by repeated expansion and contraction of the render due to temperature changes. While the cracking itself is not a structural concern, these defects create pathways for moisture to penetrate behind the render. If water enters and freezes, it can cause further detachment of the render from the substrate, leading to more extensive and costly repairs.

The limestone columns show areas of surface deterioration, known as spoiling. This is a form of weathering where the stone surface flakes, powders, or forms small blisters, often caused by a combination of moisture, frost action, and historic atmospheric pollution. The deterioration appears to be a decorative defect at this stage, with no evidence of structural instability to the columns themselves. However, if left unaddressed, the progressive loss of the stone surface will eventually compromise the detailed profile of the columns and could lead to deeper decay.

The repairs required are not urgent but should be planned to prevent further deterioration. The affected render should be raked out at the cracks, and any loose or hollow areas cut back to a sound substrate. The area should then be filled with an appropriate exterior-grade filler and the entire porch redecorated with a high-quality, breathable masonry paint. The limestone columns require careful cleaning and repair by a stone conservation specialist. The spoiling surface should be gently cleaned to remove loose material, and a specialist stone repair mortar can be used to fill any lost profile before the columns are redecorated or treated with a protective shelter coat.

SURVEYOR'S OVERALL OPINION

The recessed porch is generally in serviceable condition, with defects limited to the decorative finishes. The primary concern is the peeling and bubbling paint on the rendered walls, likely caused by salt contamination in the render, which, if not repaired, will allow moisture ingress and lead to further deterioration. The spoiling to the limestone columns is a progressive weathering defect that requires specialist attention to prevent long-term damage to the stonework. The recommended repairs are a matter of routine maintenance and protection rather than urgent structural work.

ASK FLETTONS >

14.2 Conservatories, Extensions, and Lean-To

2

The rear addition takes the form of a two-storey bay projection with a pitched roof. The roof covering comprises fibre-cement slates, which appear modern and are likely to be no more than ten years old. The hip rafters are protected with lead coverings, and lead flashings are present at the abutment with the main rear wall. The visible sections of the roof covering and flashings are in adequate condition, with no evidence of slipped, cracked or missing slates, and no obvious defects in the leadwork from the available vantage points.

A door opening has been cut into the side of the rear bay to provide access from the kitchen. The opening and the installed door appear adequate in general arrangement. However, this type of structural alteration to an external wall requires Building Regulation approval. The original door opening from the rear reception room is being sealed up as part of this alteration. Your Legal Adviser should confirm that Building Regulation approval was obtained for the formation of the new door opening and the associated works. Without confirmation, there is a risk that the works may not meet current structural or thermal performance standards, and retrospective approval or remedial works could be required.

The rear addition is served by a downpipe that discharges into a shared hopper, which also collects waste from the bathroom fittings above, before discharging into a gully at ground level. This arrangement is functional, but shared discharge points of this type require regular maintenance to prevent blockages and localised dampness at the base of the wall.

While the rear bay roof and door installation are not necessarily subject to planning control, any future external alterations to the addition, including changes to the roof covering, rainwater goods or door, may require planning permission.

SURVEYOR'S OVERALL OPINION

The rear bay addition is in adequate condition, with a modern fibre-cement slate roof covering and lead flashings that show no visible defects. The principal concern is the door opening cut into the side of the bay, which requires Building Regulation approval. Your Legal Adviser should confirm that the necessary consent was obtained. The shared drainage arrangement at the rear will require routine maintenance to remain serviceable.

ASK FLETTONS >

15.1 Fire Alarms, Smoke Alarms and Fire Suppression Systems

2

The property has a mix of hardwired and battery-operated smoke alarms. A hardwired smoke alarm is present on the first-floor hallway ceiling, connected to the lighting circuit, and its indicator light was on during the inspection. A second smoke alarm is located on the same floor, positioned near the steps down to the lower section of the landing. On the ground floor, hardwired smoke alarms are installed in the hallway. A further hardwired smoke alarm is fitted in the utility room and was working at the time of the survey. The kitchen contains a hardwired smoke alarm and a heat sensor.

A battery-operated smoke alarm is fixed to a trimmer joist in the stairwell, and an older battery-operated smoke alarm is present on the ceiling in bedroom two. No fire suppression systems, such as sprinklers or mist systems, were identified anywhere in the property.

The visible smoke alarms and heat sensor appear to be a mixture of ages and types. The hardwired alarms connected to the lighting circuit are a common arrangement, but their interconnection, correct siting to a specific British Standard grade, and overall coverage cannot be confirmed by a visual inspection alone. The presence of both hardwired and stand-alone battery alarms suggests the system has been extended or partially upgraded over time rather than installed as a single, coherent system. The battery alarm in bedroom two appears dated, and its operational status is unknown. No test of any alarm's audibility or interconnection was carried out.

The absence of a demonstrably interlinked, grade-appropriate fire detection system throughout the property is a significant safety consideration. A modern standard for a dwelling of this size would typically require interlinked smoke and heat alarms to provide adequate warning in the event of a fire. The current piecemeal arrangement may not provide sufficient early warning to all occupants, particularly in a property arranged over multiple floors. The lack of visible fire suppression systems is typical for a domestic property of this age and type, but it places greater importance on the effectiveness of the smoke alarm system.

It is recommended that a qualified electrician, competent in fire detection and alarm systems, inspects the entire installation. They should assess the system against the recommendations of BS 5839-6 for a dwelling of this size and layout, advise on the necessary upgrades to achieve an interlinked LD2 or LD3 grade system, and provide a quotation for the works. In the interim, you should test all existing alarms using their test buttons and replace any battery-operated units where the age or serviceability is uncertain.

SURVEYOR'S OVERALL OPINION

The fire detection provision is a mix of hardwired and battery-operated alarms of varying ages, which does not appear to form a single, coherent, interlinked system. The most significant risk is that the current arrangement may not provide adequate early warning of fire throughout this multi-storey property. Upgrading to a modern, interlinked system of smoke and heat alarms, installed by a competent electrician to meet the recommendations of BS 5839-6, is a priority. No fire suppression systems were identified, which is typical, but this reinforces the need for a reliable and comprehensive smoke alarm installation.

ASK FLETTONS >

15.2 Water Supply and Plumbing

2

The incoming water supply enters the property via a modern blue poly pipe, visible within the cellar. The water meter is located externally on the public highway at the front of the property. The main internal stopcocks for the heating system are situated within a cupboard in bedroom 4 and appeared adequate from the parts seen.

The hot water system is served by a cold water storage tank located in the loft. The tank has a poorly fitted lid and insufficient insulation. This arrangement is outdated for a property of this size and presents a risk of contamination of the stored water, as well as being vulnerable to freezing in cold weather. The system would benefit from upgrading to a modern sealed, unvented hot water system, which would provide better water pressure and remove the risks associated with open storage tanks. This work must be carried out by a competent plumber with the appropriate qualification for unvented systems.

Visible distribution pipework is predominantly copper, with 15mm supply pipes and isolation valves noted to the bathroom wash basin. The water pressure at the bathroom basin was adequate during a limited operational check. A lead pipe is visible in the corner of the first floor WC ceiling, embedded within the wall. Lead supply pipes pose a health risk, particularly for drinking water, and their replacement is recommended. The full extent of any remaining lead pipework is unknown, as much of the plumbing is concealed within floor voids, wall cavities, and behind fixed panels. A competent plumber should be instructed to trace the system and replace any lead pipes found.

Dead leg pipework was identified in the utility room. Dead legs are sections of pipe no longer in use but still connected to the live supply, creating a risk of stagnant water and potential bacterial growth. These should be disconnected and removed as close to the live supply as practicable by a competent plumber.

Within the kitchen, the sink unit is connected to the plumbing system with pillar taps. The taps are functional but very stiff to operate, indicating worn internal washers or spindle mechanisms. No leakage was visible at the tap bodies or connections at the time of the survey. The ground floor WC contains a ceramic wash basin that appeared adequate. On the first floor, the bathroom wash basin has pillar taps with isolation valves, and the WC wash hand basin also has pillar taps; both were working and adequate during a limited check.

A radiator in one of the rooms was actively leaking from a compression fitting at the time of the inspection, with water visible at the joint. This is a current defect requiring prompt repair to prevent damage to surrounding floor finishes and the potential for concealed leakage into the floor structure. Elsewhere, a radiator valve showed staining consistent with a previous leak, though the area was dry during the survey. This suggests the leak may have been addressed, but the valve should be monitored for any recurrence.

Much of the plumbing pipework is concealed and its condition, material, and watertightness cannot be confirmed. In a property of this age, it is possible that further original lead or galvanised steel pipework remains in hidden locations.

SURVEYOR'S OVERALL OPINION

The visible plumbing installations are generally serviceable, but several specific defects require attention. The active leak at the radiator compression fitting is the most immediate concern and must be repaired without delay to prevent water damage. The presence of a lead pipe in the first floor WC is a health risk, and its replacement, along with the tracing and removal of any other lead pipework, should be prioritised. The cold water storage tank in the loft is poorly insulated and fitted with an inadequate lid; upgrading the system to a sealed unvented arrangement would be a significant improvement for a property of this size. The stiff kitchen taps and dead leg pipework are less urgent but should be addressed as part of routine improvement works. A competent plumber should be instructed to carry out the necessary repairs and further investigation of the concealed pipework.

ASK FLETTONS >

15.3 Electricity Supply and Installation

3

The electrical supply enters the property at the cellar, where the incoming mains cable and a secondary fuse are visible. From this point, the supply rises to the consumer unit, which is housed within a cupboard in the hallway.

The consumer unit is a modern metal-clad 18th Edition unit incorporating two residual current devices and miniature circuit breakers on each circuit. This arrangement provides residual current protection for the circuits served, which reduces the risk of electric shock and is consistent with current installation standards. The unit appears to have been installed relatively recently. No visible defects, damage, scorching, missing blanks or signs of overheating were identified in the accessible parts. Supplementary bonding which connect to metalic pipes and provides earth to those components was visible.

The visible earthing and main protective bonding arrangements could not be fully confirmed, as these connections are often concealed behind the consumer unit or at incoming service positions that were not fully accessible. The presence of a modern consumer unit suggests that earthing and bonding are likely to have been addressed at the time of installation, but this cannot be verified by visual inspection alone.

The inspection was limited to the visible and accessible parts of the electrical installation. Concealed wiring within walls, floors and ceilings was not inspected. No circuit testing, polarity checks, earth fault loop impedance testing or insulation resistance testing was carried out. The condition of circuits, the adequacy of earthing, the presence of any latent defects and the overall safety of the installation cannot be confirmed without a formal Electrical Installation Condition Report undertaken by an appropriately qualified electrician, such as a NICEIC or NAPIT-registered contractor.

SURVEYOR'S OVERALL OPINION

The visible parts of the electrical installation appear to be in good order, with a modern 18th Edition consumer unit providing up-to-date protective features. No visible defects were identified in the accessible components. The principal limitation is that concealed wiring, earthing arrangements and circuit integrity cannot be assessed by visual inspection alone. A formal Electrical Installation Condition Report is recommended to confirm the safety and compliance of the full installation, which is standard advice for any property purchase. The leaking radiator in bedroom 3, located in proximity to socket outlets, should be repaired promptly and the affected electrical fittings checked for water ingress as a precaution.

ASK FLETTONS >

15.4 Gas Supply

3

The gas supply enters the property at the cellar level, where the gas meter is located. The meter is positioned beneath the ends of the floor joists. The visible arrangement includes the meter, the emergency control valve, and the regulator, all of which are accessible within this area.

From the available vantage points, the visible gas meter, associated fittings, and exposed pipework within the cellar show no obvious signs of significant corrosion, physical damage, or poor support. No smell of gas was detected during the inspection. The meter position is not obstructed, and the surrounding area is ventilated, which is appropriate for this type of installation.

The inspection was limited to a visual assessment of the readily accessible gas supply components. No formal testing of the gas installation, including soundness, pressure, or tightness, was carried out. Concealed pipe runs, buried supply pipes, and any sections boxed in or passing through inaccessible voids could not be examined. The condition of the gas supply beyond the meter and the safety of the wider installation cannot be confirmed by visual inspection alone.

It is advisable to arrange a formal gas safety check by a Gas Safe registered engineer. This will confirm the integrity of the installation, the correct operation of the emergency control valve, and the safety of all connected appliances. Even where no visible defects are present, such a check is a prudent measure before purchase.

SURVEYOR'S OVERALL OPINION

The visible gas supply arrangement in the cellar appears to be in adequate condition, with no obvious defects or safety concerns identified from the available vantage points. The meter and control valve are accessible, and the immediate area is ventilated. The installation was not formally tested hence rated as a CR3, and its internal condition cannot be confirmed. A gas safety check by a Gas Safe registered engineer is recommended to verify the integrity of the supply and the safety of the wider installation.

ASK FLETTONS >

15.5 Space Heating and Hot Water

3

The space heating and hot water are provided by a gas-fired system. The boiler is a Worcester Greenstar Ri system boiler, located in the kitchen. This is a relatively modern unit, appearing to be approximately three years old. The system is an indirect type, with a hot water cylinder located in a built-in cupboard in bedroom three. The cylinder is insulated with a red insulation jacket. No electric immersion heater was present on the cylinder. The visible distribution pipework is copper, and stopcocks for the heating system were noted in a cupboard in bedroom four.

The heating was operational during the inspection. The system has not been tested, and no service records were available. The flue arrangement, combustion performance, and full operational safety cannot be confirmed by a visual inspection alone. Concealed pipework, including sections boxed-in or beneath floor finishes, could not be examined.

The radiators are a mix of pressed steel panel types, with thermostatic radiator valves (TRVs) fitted to several units. In the first-floor hallway, a double radiator with a TRV appeared to be in adequate condition. In bedroom two, a pressed steel radiator with a TRV also appeared satisfactory. The radiators in bedroom four and bedroom five were isolated at the time of the survey, and their operational condition could not be confirmed, though no active leaks were visible on these units. A radiator in the bathroom exhibits surface corrosion and requires replacement. In bedroom three, a radiator was actively leaking from a compression fitting, which is a defect requiring immediate repair to prevent further water damage. The two small double radiators in bedroom one appear undersized for the room, which may lead to inadequate heating during colder months. A pressed steel radiator in the kitchen appeared satisfactory.

The heating is controlled by two thermostats, one located in the first-floor hallway and another in the ground-floor hallway. Programmable heating controls are present in the kitchen but are not securely fixed to the wall and require proper mounting. The hot water cylinder and its visible connections appeared dry, with no evidence of leaks. A previous leak stain was noted on the left-hand radiator valve in bedroom five, though the area was dry at the time of inspection.

The leaking radiator in bedroom three requires urgent repair to prevent water damage to the surrounding floor and structure. The corroded bathroom radiator should be replaced. The isolated radiators in the upper bedrooms need to be checked for functionality.

The programmable controls should be properly secured. Given the age of the boiler, it may still be under a manufacturer's warranty; your Legal Adviser should check whether any guarantees exist and are transferable.

SURVEYOR'S OVERALL OPINION

The visible heating and hot water installation is a modern system centred on a relatively new gas boiler, but should still be tested by a Gas Safe registered engineer. An active leak from a radiator compression fitting is a defect that needs urgent repair to prevent water damage. Other issues, including a corroded radiator, isolated radiators, and poorly secured controls, are less critical but require attention. The system must be fully inspected and tested before a legal commitment to purchase, as the cost of any significant repairs or replacement components cannot be determined from a visual survey alone.

15.6 Fireplaces, Chimney Breasts, and Flues

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The property contains several chimney breasts, some of which serve active or disused fireplaces, while others have been sealed. The visible condition varies, with evidence of dampness and salt contamination in certain locations, and a lack of ventilation to redundant flues is a common issue.

In the ground floor living room, there are two chimney breasts. The front breast contains a gas fire. The visible parts of the surround and hearth appeared adequate, but no assessment of the appliance, its connection, or the flue's internal condition was made. The rear chimney breast in this room has been blocked up. The closure appeared adequate from the visible surfaces, but no vent was present to allow air circulation through the redundant flue.

On the first floor, bedroom one has a chimney breast with no vent. Bedroom two also has a chimney breast that has been blocked up and lacks a vent. In bedroom three, the chimney breast has been blocked up with what appears to be a hardboard infill panel, and again, no ventilation was provided. The absence of vents to these sealed flues is a defect. Without airflow, moisture can become trapped within the flue, leading to dampness and salt contamination of the chimney breast plaster, which can cause staining and deterioration of decorations.

On the second floor, bedroom four has a chimney breast. Staining is visible on the chimney breast, and high moisture meter readings of up to 70% were recorded on the plaster within the adjacent chimney recess cupboard. This is consistent with hygroscopic salt contamination, a common issue in older properties where salts from combustion deposits attract atmospheric moisture. The chimney breast in bedroom five is in use as a feature fireplace and appeared to be in adequate condition from the visible surfaces, with no evidence of dampness detected at the time of the survey.

The chimney breasts within the roof void were largely concealed by thick insulation, preventing close inspection. However, salt contamination was visible on the accessible parts of the brickwork. This is consistent with the dampness issues noted in the rooms below.

The gas fire in the living room was not tested. Its operational safety, the integrity of the flue, and the adequacy of ventilation for combustion have not been confirmed. You must commission a Gas Safe registered engineer to inspect and service the appliance before use. For the sealed chimney breasts, you should arrange for a suitable builder to install ventilation bricks or grilles to the redundant flues. This will allow a through-flow of air and help to mitigate the dampness and salt contamination affecting the plasterwork. The affected plaster in bedroom four will likely require hacking off and replacing with a salt-retardant render system to prevent the recurrence of staining. Your Legal Adviser should confirm whether any documentation exists for the installation of the gas fire, such as a Building Regulations compliance certificate.

SURVEYOR'S OVERALL OPINION

The chimney breasts and flues are in mixed condition. The most significant issue is the dampness and salt contamination affecting the chimney breast in bedroom four, which is a direct result of the flue being sealed without adequate ventilation. This defect is common but requires remedial work to prevent ongoing damage to decorations. The lack of vents to the other sealed flues is a further defect that will lead to similar problems if not addressed. The gas fire in the living room is an unknown quantity and must be inspected by a Gas Safe registered engineer before it is used, as its safety cannot be confirmed from a visual inspection alone. The necessary repairs are not urgent but should be undertaken as part of a programme of refurbishment to prevent gradual deterioration of the plasterwork.

ASK FLETTONS >

15.7 Mechanical, Trickle and Passive Ventilation

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The visible mechanical ventilation within the property is limited to an extractor fan serving the first-floor bathroom. This fan is wired to activate with the bathroom light, although the isolation switch located outside the room must be in the 'on' position for it to operate. A limited operational observation confirmed the fan ran when activated. The external termination point of the ducting was not visible, and it was not possible to confirm whether the duct is correctly routed to the outside air without obstruction. The fan's internal condition and airflow performance were not measured.

No other mechanical extract fans were identified in the kitchen, the ground-floor WC, or the utility room. The kitchen is fitted with a cooker hood, but its visible condition is poor and it forms part of a dated kitchen installation that requires complete replacement. Whether the existing hood is ducted to the outside or operates on recirculation only could not be confirmed. The absence of confirmed mechanical extraction in the kitchen and utility room is a significant limitation, as these are moisture- and odour-producing areas where effective ventilation is needed to manage humidity and maintain indoor air quality.

Trickle ventilators were not visible in the window frames anywhere in the property. The windows are a mixture of 1980s aluminium-framed double-glazed units, later uPVC double-glazed units, and original single-glazed timber sash windows. None of these window types showed evidence of purpose-made trickle vents. The timber sash windows can provide some background ventilation via their inherent construction, and the aluminium and uPVC windows may incorporate night-ventilation latch positions, but these arrangements do not provide the controlled, secure background ventilation that modern trickle ventilators offer.

Passive ventilation is provided in part by the subfloor ventilation to the cellar area, where air bricks were noted at the front of the property. Within the cellar itself, ventilation openings are present and appeared adequate for the subfloor void. In the habitable rooms, however, reliance is placed on window opening and the natural leakage of the building fabric. In a property of this age, some adventitious ventilation is inevitable, but the combination of modern double-glazed units without trickle vents, solid wall construction, and limited mechanical extraction increases the risk of condensation, particularly in bedrooms and the bathroom.

The roof void is ventilated via the breathable polythene membrane and there is a deliberate tear in the underlay to aid air movement. No ridge vents, tile vents, or soffit vents were visible, but the roof structure appeared dry at the time of inspection, with the exception of one valley rafter where elevated moisture readings were recorded, likely due to localised condensation.

The absence of confirmed mechanical extraction in the kitchen and utility room, the lack of trickle ventilation in replacement windows, and the uncertain ducting arrangement for the bathroom fan mean the overall ventilation provision falls below the standards expected in a modern installation. This increases the likelihood of condensation forming on cold surfaces, particularly during colder months, which can lead to mould growth, deterioration of decorations, and potential damage to stored items. The existing dampness and salt contamination noted in some areas may be exacerbated by inadequate air exchange.

The bathroom extractor fan, its ducting, and external termination should be inspected and tested by a qualified ventilation engineer or electrician. The kitchen and utility room should be provided with properly ducted mechanical extraction, and the installation of trickle ventilators in replacement window frames should be considered as part of any future window upgrade programme. In the interim, occupants should be prepared to open windows regularly, particularly when cooking, bathing, or drying clothes indoors, to help manage moisture levels.

SURVEYOR'S OVERALL OPINION

The visible ventilation provision is limited and falls short of modern standards. The only mechanical extract fan serves the bathroom, and its ducting arrangement could not be confirmed. The kitchen and utility room lack confirmed mechanical extraction, and trickle ventilators are absent from all windows. These shortcomings increase the risk of condensation and mould growth, particularly in a solid-walled property of this age. The ventilation system would benefit from a specialist review, with a view to upgrading extraction in moisture-producing rooms and improving background ventilation throughout.

ASK FLETTONS >

15.8 Drainage: Foul, Surface, and Underground

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The visible foul drainage arrangements include a newer soil stack at the rear, which discharges into a gully at the rear side of the property. The gully appeared to be in adequate condition from the parts seen, but it would benefit from cleaning and the fitting of a cover to prevent debris entering the drain. The presence of a newer soil stack suggests that some underground drainage repairs or alterations may have been carried out, though no documentation was available to confirm the extent or date of the work.

At the rear of the property, a surface water drain was visible. No inspection chamber or drainage cover was identified in the rear garden. In properties of this age and type, inspection chambers are often located close to the building, and surface water drainage typically connects to the combined or surface water sewer rather than a soakaway.

The absence of a visible chamber limits the ability to assess the condition, layout, or adequacy of the below-ground drainage system. It is possible that the drainage chambers alternate and is located in a neighbouring garden. Your legal advisor should perform drainage searches to confirm this point.

No significant defects were identified in the visible above-ground drainage components. However, the condition of the underground pipework, including its continuity, gradient, watertightness, and freedom from root ingress or blockage, could not be confirmed by visual inspection alone. The presence of a replacement soil stack raises the possibility of past drainage-related issues, and a potential link to historic subsidence. Your Legal Adviser should check the property information for any evidence of underpinning or past insurance claims relating to defective drainage.

Given the age of the property, the underground drainage is likely to be of clay or cast iron construction, which can be susceptible to fracture, joint displacement, and root ingress over time. No evidence of active leakage, foul odour, or surface water ponding was found during the inspection, but hidden defects below ground cannot be ruled out.

The gully at the rear should be cleaned and a suitable cover fitted to reduce the risk of blockage from leaves and debris. It would be prudent to commission a CCTV drainage survey of the underground foul and surface water drains to establish their condition, layout, and any need for repair, particularly in light of the replaced soil stack and the potential for historic movement. Routine maintenance of all accessible gullies and drainage channels should be carried out as part of normal ownership.

SURVEYOR'S OVERALL OPINION

The visible above-ground drainage components are in adequate condition, with only minor maintenance required to the rear gully. The more significant consideration is the condition of the below-ground drainage, which could not be inspected and may be of an age and material where defects are common. The replacement soil stack suggests past drainage work, and the possibility of historic drainage-related subsidence should be investigated by your Legal Adviser. Given the combination of high risk factors relating to the soil type and the building age a CCTV drainage survey is a must to assess the underground system before exchange of contracts, as hidden defects could require disruptive and costly repair.

ASK FLETTONS >

16.1 High Moisture Readings and Locations

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Accessible walls were checked using a hand-held moisture meter. In the front section of the ground floor living room, slightly elevated moisture readings were recorded at the base of the front elevation wall. The wall surface was slightly damp to the touch and there is evidence of salt contamination in the plaster and masonry. This pattern is consistent with moisture rising from the ground, possibly due to the absence of an effective damp proof course or, more likely, bridging of any existing damp proof course. The external inspection identified that a sand and cement render on the front elevation extends down to ground level, bridging the likely position of the original damp proof course.

This can allow ground moisture to bypass the damp proof course and migrate into the wall. If left unaddressed, this will cause ongoing deterioration of the internal plaster and decorations and may create conditions suitable for mould growth. The external render bridging should be cut back to expose a clear gap above ground level. The internal wall will then require a period of drying out before making good the plaster and redecorating. A damp specialist should be commissioned to confirm the diagnosis and specify the exact remedial works.

In the second-floor bedroom 4, high moisture meter readings of up to 70% were recorded on the chimney breast and within the adjacent chimney recess cupboard. The chimney breast plaster exhibits salt contamination and staining. This is a common defect in Victorian properties where hygroscopic salts, deposited during years of combustion, attract atmospheric moisture. The chimney breast has been blocked up without a vent, which prevents air circulation and exacerbates the dampness. The staining on the ceiling inside the cupboard may be linked to this salt contamination or to historic water ingress. The lack of ventilation is the primary concern.

A ventilation grille should be installed in the blocked chimney breast to promote air movement. The contaminated plaster will likely need to be hacked off and replaced with a salt-retardant render system after the chimney has been allowed to dry. A damp specialist should be consulted to confirm the extent of salt contamination and specify the appropriate remedial plasterwork.

In the cellar, slightly elevated moisture levels were recorded in the walls, accompanied by salt contamination. This is typical for a below-ground Victorian structure where groundwater is present. The cellar has a sump pump arrangement, but the installation appears to be a DIY project and is not to a professional standard; the discharge pipe runs into the subfloor void rather than to an external drain. The presence of groundwater and the inadequate waterproofing system mean the cellar is not suitable for habitable use or for storage of items susceptible to damp. The walls will continue to be affected by moisture and salt migration. A basement waterproofing specialist should be commissioned to design and install an appropriate waterproofing system, such as a cavity drainage membrane with a properly configured sump pump discharging to a suitable drain, if a dry environment is required.

In the roof void, high moisture readings were detected on a valley rafter. The rafter surface was dry at the time of inspection, and the elevated reading is likely due to condensation. The roof void insulation is sporadic and missing in sections, which can create cold spots on the timber where warm, moist air from the living space below condenses. The presence of a torn roofing membrane and containers previously positioned to capture water suggests there may also have been historic rainwater ingress, although no active leaks were identified during the survey. The insulation should be evened out and topped up to current standards, ensuring ventilation pathways at the eaves are maintained. The roof void ventilation should be checked and improved if necessary to reduce the risk of condensation-related timber decay.

SURVEYOR'S OVERALL OPINION

The property exhibits several distinct moisture-related issues typical of a Victorian house. The most significant finding is the high moisture content and salt contamination in the chimney breast in bedroom 4, which requires remedial plasterwork and improved ventilation. The dampness at the base of the front living room wall is likely caused by external render bridging the damp proof course and should be resolved by cutting back the render and allowing the wall to dry. The cellar is affected by groundwater and has an inadequate waterproofing system, which will require specialist design if a dry environment is desired. The elevated moisture reading on a roof void rafter is likely condensation-related and should be addressed by improving insulation and ventilation. A damp specialist should be commissioned to investigate the full extent of the dampness and salt contamination and to specify the appropriate remedial works for the chimney breast and the front wall.

ASK FLETTONS >

16.2 Timber Defects

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The roof void contains a number of timber components, including rafters, purlins, struts, and collars. The visible timbers appear to be original to the construction of the property, which dates from the early 20th century. The rafters are approximately 4 inches deep, with 5-inch purlins and 4-inch struts. Collars have been retrofitted, which is a common measure to prevent roof spread. The timbers are generally clean and free from significant surface decay.

Inspection of the roof void was possible, but access was restricted in some areas by deep and sporadically installed insulation. This prevented a close examination of the entire structure, including the full length of the chimney breast and some concealed rafter sections. The inspection was visual and non-invasive; therefore, the condition of timber ends embedded in the external walls could not be confirmed.

The majority of the accessible roof timbers appeared dry and in adequate condition at the time of the survey. However, a specific defect was identified on a valley rafter, where elevated moisture levels were recorded. The timber itself was not visibly decayed, but the high moisture reading is a concern. The likely cause is condensation, which can occur in roof voids with inconsistent insulation and ventilation. This condition creates a risk of fungal decay if the timber remains damp over a prolonged period.

Elsewhere in the roof void, there was evidence of past water ingress. Containers had been positioned to capture drips, and a section of plastic sheeting held water. Despite this, the adjacent rafters were dry when tested. This suggests that the leaks may be historic or intermittent. The presence of a torn underlay membrane, which appears to have been deliberately opened for ventilation, may also be a contributing factor to both past water ingress and current condensation risk. A small, inactive wasps' nest was noted on the front rafters, which is a minor issue but indicates a past entry point for pests.

In the cellar, the floor structure is of suspended timber construction. The ends of the floor joists, where visible, appeared dry. The joists are built into the masonry walls, a detail typical of the property's age. This arrangement carries an inherent risk of concealed decay, as the timber ends are in contact with potentially damp brickwork. The cellar itself is affected by groundwater, with a sump pump present and evidence of salt contamination and elevated moisture in the walls. While the visible joist ends were dry, the damp environment increases the long-term risk of fungal decay to the concealed timber bearings. The presence of a slate damp-proof course above the joist ends is a positive feature, intended to provide a barrier against rising damp, but its effectiveness cannot be guaranteed across the entire floor plate.

Within the living accommodation, the floors are of suspended timber construction, covered with laminate flooring or carpet. The floors were generally level, though some sloping was noted in the living room and bathroom, which is consistent with historic settlement. No specific timber defects were identified to the floorboards or joists in these areas, but the coverings prevented a detailed inspection. The risk of concealed defects, particularly to joist ends in contact with external walls, remains. Elevated moisture was recorded at the base of the front wall in the living room, likely due to a bridged damp-proof course. This condition increases the risk of decay to any embedded timber joist ends in that vicinity, although no direct evidence of this was found.

SURVEYOR'S OVERALL OPINION

The primary timber-related concern is the elevated moisture reading on a valley rafter in the roof void, which is likely due to condensation. This requires prompt attention to prevent the onset of fungal decay. The roof void environment needs to be improved by ensuring consistent and adequate insulation and ventilation. The historic evidence of water ingress, while apparently not active at the time of the survey, should be investigated by a roofer to confirm the source has been permanently sealed. The cellar presents a long-term risk to the concealed ends of the ground-floor joists due to the damp environment. While the visible sections were dry, the potential for hidden decay cannot be ruled out. The elevated dampness at the front of the living room also poses a risk to embedded timber joist ends. A timber specialist should be commissioned to carry out a detailed inspection of the roof void timbers and to assess the risk to the ground-floor joists, which may require opening up the structure in targeted areas to confirm their condition.

ASK FLETTONS >

17.1 Evidence and Risks of Structural Movement

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The property was inspected for evidence of structural movement, including cracking, distortion, sloping floors, floor construction, and roof deflection. Foundations are concealed below ground and could not be directly inspected. The assessment was therefore based upon visible elements of the structure only.

The majority of the property comprises suspended timber floors, with an older concrete floor slab within the utility room. The suspended timber floors exhibited localised undulation and gentle slopes in several areas, including the living room and bathroom. The living room floor slopes towards both the front and rear with a slight hump through the centre, while the bathroom floor slopes gently towards the flank wall. These characteristics are commonly encountered in Victorian buildings due to historic settlement, timber shrinkage, and age-related movement. The utility room concrete floor slab also slopes slightly towards the flank wall but was dry at the time of inspection with no evidence of moisture saturation or structural cracking. Calculations of the load-bearing capacity of the floors were not carried out, and no opinion can be given on their structural strength or suitability for specific loading.

Hairline and minor non-uniform cracking was identified in isolated areas of the property, including above the living room doorway, within older plaster finishes, and to ceilings formed with lath and plaster construction. In accordance with BRE Digest 251, hairline cracks of less than 1 mm are generally classified as negligible and are commonly associated with thermal movement, normal drying shrinkage, vibration, and the ageing of traditional plaster rather than active structural movement. No significant stepped cracking, wide masonry fractures, distortion around openings, or cracking consistent with progressive subsidence was identified during the inspection.

The rear external walls appeared reasonably plumb with no excessive bulging or leaning observed. The opening formed to create the rear kitchen doorway appeared adequate with no visible evidence of structural distress surrounding the alteration.

The rear addition roof exhibits mild deflection within the roof structure. The deflection is longstanding in appearance and is consistent with age-related settlement and the natural deflection that can occur within older timber roof members over many years. No evidence was identified to indicate recent or progressive movement, and the visible roof timbers within the roof void remained dry and generally adequate. Mild historic rafter deflection of this nature is common in older properties and does not, in isolation, indicate subsidence.

The drainage arrangements include a combination of older cast iron and more recent uPVC soil pipework, suggesting previous alterations to the drainage system. Whilst this does not confirm historic subsidence, defective below-ground drainage can contribute to localised foundation movement if leaks are present. An invasive CCTV drainage survey by a specialist drainage contractor is recommended to confirm the condition of the underground drainage system. A mature tree is also present within the rear garden. Trees located close to older Victorian properties founded on shrinkable clay soils can contribute to seasonal ground movement through moisture extraction. No visible evidence of tree-related structural movement was identified during the inspection.

SURVEYOR'S OVERALL OPINION

No convincing evidence of active or progressive subsidence was identified during the inspection. The observed floor undulation, slight slopes, hairline cracking, and mild rear addition roof deflection are all consistent with the age and construction of a Victorian property and appear longstanding rather than progressive. In accordance with BRE Digest 251, the visible cracking falls within categories associated with negligible movement and routine maintenance rather than structural instability. Nevertheless, the previous drainage alterations and the presence of a mature tree warrant further consideration. An invasive CCTV drainage survey must be undertaken as soon as possible to confirm the integrity of the below-ground drainage system, and the purchaser's legal adviser must establish whether the property has ever been subject to subsidence-related insurance claims or underpinning works. Failure to investigate these matters could result in concealed defects remaining undiscovered, potentially leading to more extensive and costly repairs in the future.

ASK FLETTONS >

17.2 Structural Alterations and Reinforcements

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The spine wall between the front and rear reception rooms on the ground floor has been removed to create an open-plan arrangement. The opening appears to be supported by a steel beam, the ends of which are built into the flank walls. The visible sections of the beam show no evidence of significant deflection, and the plaster finishes around the opening are free from cracking that would suggest movement. However, the beam and its padstones are concealed, and no close inspection of the bearing ends or fire protection was possible.

At the rear of the property, the side of the rear bay has been altered to form a door opening from the kitchen to the garden. The work appears to involve cutting through the original masonry wall. The opening appeared adequate from the available vantage points, with no visible distortion or cracking to the surrounding brickwork. The lintel arrangement is concealed, and its type and bearing length could not be confirmed.

In the roof void, retrofitted timber collars are present, installed to restrain the rafters and reduce the risk of roof spread. The collars appear to be fixed with nailed connections and are generally in adequate condition, with no visible signs of distress or movement at the connections.

No other structural alterations or reinforcements were identified at the time of the survey.

For each of the alterations identified, the structural design, adequacy of support, and compliance with the Building Regulations cannot be confirmed from a visual inspection. Concealed elements such as beam bearings, padstones, lintels, and fire protection details carry a risk of hidden defects. Your Legal Adviser should obtain Building Regulation completion certificates, structural calculations, and any associated approvals for the removal of the spine wall, the formation of the rear door opening, and the installation of the roof collars. If these documents are not available, a structural engineer should be instructed to inspect the alterations and advise on their adequacy.

ASK FLETTONS >

18.1 Gardens

2

The front garden is bounded by low brick walls and is laid with a mixture of cast concrete and stone slab paving forming a path to the front door, with the remaining ground surface covered in crushed slate. The general presentation is tidy and the garden appeared reasonably maintained from the parts seen. The bin store area is surfaced with cast concrete and appeared adequate. No significant defects, waterlogging or trip hazards were identified within the front garden itself, although the boundary walls have separate defects reported elsewhere.

The rear garden is of a more traditional layout with a turfed area, but it was heavily overgrown at the time of inspection. There are extensive weeds and brambles throughout, and the grass requires mowing. The level of neglect is such that the garden needs extensive clearance to bring it back into a usable and maintainable condition. The dense vegetation prevented a full inspection of the rear boundary fence, and concealed defects may exist behind the overgrowth. The presence of a tree on the rear left side of the garden is noted; this could cause damage to adjacent fencing and its proximity to the building should be monitored, although detailed tree assessment falls outside the scope of this section.

The rear garden also contains a concrete block boundary wall section at the end of the rear left side, which appeared adequate. A stone step providing access to the utility room is old but appeared to be in adequate condition. No drainage inspection covers were visible in the rear garden, which is typical for properties of this age that often rely on surface water drainage rather than soakaways. The downpipe from the rear bay gutter discharges onto the ground, functioning as a surface drain, and this arrangement appeared to be working at the time of the survey.

SURVEYOR'S OVERALL OPINION

The front garden is in adequate condition and requires only routine upkeep. The rear garden, however, is significantly overgrown and requires extensive clearance of weeds and brambles to restore it to a manageable state. The dense vegetation currently conceals parts of the boundary and may be hiding defects. The tree on the rear left boundary is a potential long-term risk to neighbouring structures and should be assessed by a qualified arboriculturist. Overall, the rear garden is serviceable but neglected, and a programme of clearance and ongoing maintenance is needed to prevent further deterioration and to allow proper inspection of the boundaries.

VIEW MORE PHOTOS >

ASK FLETTONS >

18.2 Retaining Walls, Boundary Walls and Fences

2

The front garden is enclosed by three brick boundary walls. The wall to the front right is half a brick thick with a brick pier and has a loose pier cap. The front boundary wall is one brick thick and also has a loose pier cap on the right-hand pier, along with missing bricks at the head of the wall on the opposite end. The wall to the front left is one brick thick and appears stable and in adequate condition from the visible sections.

At the rear, the garden has three boundaries. On the rear left, there is a feather-edge fence with timber posts. This fence appears relatively modern and in adequate condition overall, although there are some minor damaged sections to the feather-edging panels. On the rear right, the boundary comprises several different systems. Adjacent to the house, there is an original Victorian masonry privacy wall, one brick thick and constructed of clay brick. The pointing on this wall is worn and requires upgrading; rendering the wall is a possible alternative. Further down the rear right boundary, there is an old chain-link fence with concrete posts.

This fence is completely defective and needs to be stripped out and removed. At the rear end of the garden, there is a timber-frame feather-edge fence with rotten posts. The full extent of this fence could not be inspected due to dense bramble growth. The fence requires repair, and the most appropriate course of action is likely complete replacement. At the end of the rear left boundary, there is a concrete block wall that appears adequate.

The loose pier caps and missing bricks on the front boundary walls present a risk of further deterioration and localised instability if not addressed. The defective chain-link fence and the rotten rear-end fence are beyond economic repair and detract from the security and appearance of the rear garden. The worn pointing on the rear right masonry wall will allow moisture penetration, accelerating decay of the mortar and brickwork if left unattended. The bramble growth obscuring the rear fence is a maintenance issue that also prevents a full assessment of its condition.

The loose pier caps and missing bricks on the front walls should be re-bedded and made good by a competent bricklayer. The worn pointing on the rear right masonry wall should be raked out and replaced, ideally with a lime-based mortar to match the original construction. The chain-link fence on the rear right and the rotten feather-edge fence at the rear end should be removed and replaced with new fencing. The brambles should be cleared to allow proper access and inspection. Your Legal Adviser should confirm the exact boundaries and the responsibility for the upkeep of each boundary wall and fence.

SURVEYOR'S OVERALL OPINION

The boundary walls and fences are of mixed age, construction and condition. The front brick walls are generally stable but require localised masonry repairs to loose pier caps and missing bricks. The rear boundaries require more significant attention. The original masonry wall needs repointing, while the chain-link fence and the rear timber fence are defective and should be replaced. The overall condition is typical for a property of this age, but the identified repairs are necessary to maintain the boundaries and prevent further deterioration. The work is not urgent but should be undertaken as part of a planned programme of external maintenance.

You could ask the vendor to undertake these repairs or use this as a negotiation point.

ASK FLETTONS >

18.3 Paths and Patios

2

The front pathway comprises a combination of cast in situ concrete and stone paving slabs leading from the front boundary to the main entrance. These materials provide a durable, hard-wearing walking surface with good load-bearing characteristics when properly constructed and maintained. The pathway appeared generally level and in adequate condition, with no significant settlement, loose paving, or trip hazards identified during the inspection. Subject to routine maintenance and repair, the pathway is expected to provide an estimated remaining lifespan of 10+ years.

A cast in situ concrete apron surrounds the front bay window. Concrete is a robust paving material that performs well under pedestrian traffic and provides effective protection to the base of the bay when maintained. The surface appeared to be in adequate condition with no significant cracking or movement identified. Subject to maintenance and repair, an estimated remaining lifespan of 10+ years is anticipated.

The rear access includes an old natural stone step serving the utility room entrance. Natural stone provides excellent durability and weather resistance, although it can become worn over time. The step appeared stable and in adequate condition, with no significant defects identified that would affect its continued use. Subject to maintenance and repair, an estimated remaining lifespan of 10+ years is anticipated.

No formed patio area was identified within the rear garden. The external areas consist predominantly of grassed surfaces with informal access routes requiring routine garden maintenance.

SURVEYOR'S OVERALL OPINION

The front paths and associated paved areas are in adequate condition and continue to perform their intended function without evidence of significant movement or deterioration. The rear stone access step also remains adequate for continued use. No urgent repairs are required. Routine maintenance, including keeping paved surfaces free from vegetation, moss, and debris, will help maintain slip resistance and extend their service life. Priority: Within the next 2 years as part of normal external maintenance.

ASK FLETTONS >

18.4 External Steps and Ramps

2

The rear access to the utility room area is provided by a single stone step. The step is of solid stone construction, a material typical of the property's era and generally durable when adequately bedded and maintained. The visible sections of the stone appear old, which is consistent with the age of the property, but the step remains functional.

From the available vantage points, the stone step appears to be in adequate condition. No significant defects, such as cracking, fracturing, or noticeable settlement, were identified. The surface of the stone provides a reasonable degree of grip, and the step appeared stable underfoot during the inspection. The arrangement is simple, with the step bridging the threshold between the external ground level and the rear entrance.

The primary risk with an older stone step is that it may become loose or start to rock if the bedding mortar erodes over time. While no movement was detected, this is a condition that can develop and would represent a trip hazard. Additionally, the step's surface can become slippery when wet or if algae growth is allowed to accumulate, which is a common maintenance consideration for any external stonework in a shaded or damp location. No evidence of significant algal growth was present at the time of inspection.

No close inspection of the substructure or the bedding of the step was possible, as these elements are concealed below ground level and by the step itself. The condition of the hidden support is therefore not confirmed. Routine maintenance should include periodic checking for any slight movement and keeping the surface clean and free of moss or algae to maintain slip resistance. Should the step loosen, it would require re-bedding by a competent builder or stonemason on a firm mortar base.

SURVEYOR'S OVERALL OPINION

The single rear stone step is an old but functional element that appears to be in adequate condition for continued use. The most significant risk is the potential for future movement or the development of a slippery surface, both of which are manageable through routine observation and basic maintenance. No immediate repairs are required, and the step presents a low risk provided it remains stable and clean.

ASK FLETTONS >

18.5 Significant Vegetation

2

The rear garden contains a tree on the left-hand side. The tree is mature and its canopy extends close to the neighbouring boundary fence. No visible damage to the main dwelling was identified from the available vantage points, but the tree's proximity to the boundary presents a risk of physical damage to the adjoining fence, particularly if branches are overhanging or if root growth disturbs the fence posts. The fence itself is a modern featheredge type with timber posts, and some minor damage to the feather edging panels was noted, though this is not necessarily attributable to the tree.

The rear garden also contains extensive bramble growth, particularly along the rear boundary. This dense vegetation prevented a full inspection of the rear fence, which is a timber feather edge fence with rotten posts. The brambles are likely to be retaining moisture against the fence, accelerating its decay, and they also conceal the full extent of the fence's deterioration. The garden generally requires extensive clearance, including mowing of the overgrown grass and removal of weeds and brambles. This level of neglect can harbour pests and may conceal defects in boundary structures or drainage features.

No other significant vegetation was identified close enough to the dwelling to present a material risk of damage from root action or moisture retention. The front garden is largely laid to crushed slate with a concrete path and bin store area, and no trees or dense shrubs were present against the front elevation.

The tree at the rear left should be assessed by a qualified arboriculturist to determine its species, health, and the extent of its root system. Pruning or removal may be recommended to prevent damage to the boundary fence. The brambles and general overgrowth should be cleared back to allow a full inspection of the rear fence and to reduce the risk of further decay. This clearance work can be undertaken by a general gardener or landscape contractor.

SURVEYOR'S OVERALL OPINION

The most significant vegetation-related risk is the tree in the rear garden, which has the potential to cause damage to the neighbouring boundary fence. While no direct damage to the dwelling was observed, the tree's size and position warrant a professional arboricultural assessment to manage future risk. The extensive bramble growth is a more immediate maintenance concern, as it is actively concealing and likely accelerating the decay of the rear boundary fence, which already requires replacement. General garden clearance is needed to bring the grounds to a manageable condition and to allow proper inspection of all boundary structures.

ASK FLETTONS >

19.1 Radon, Coalfield and Ground Conditions

1

The property is located within an area where the risk of radon gas is assessed as Low. Current UK Radon mapping indicates that fewer than 1% of properties within this locality are expected to contain radon concentrations above the recommended Action Level. Although the risk is considered low, radon is a naturally occurring radioactive gas that can accumulate within buildings, particularly in poorly ventilated below-ground spaces. Maintaining adequate ventilation throughout the property, including the cellar, will help minimise the potential for radon accumulation.

The property is not situated within a recognised coalfield area, and available Coal Authority information identifies no coal mining features or mining-related hazards that are likely to affect the property.

The underlying ground conditions have not been confirmed by intrusive site investigation. Regional British Geological Survey mapping suggests the area is likely to be underlain by London Clay; however, this has not been verified at the property. London Clay is known to undergo seasonal shrinkage and expansion as its moisture content changes, which can influence the performance of shallow foundations where significant vegetation is present. As the precise soil type and its engineering characteristics have not been established, the shrink and swell potential remains unconfirmed.

No evidence of active foundation movement or significant structural distress was identified during the inspection. Minor floor unevenness and isolated hairline cracking were observed and are consistent with historic settlement and the age of this Victorian property rather than progressive structural movement. The property is located within a long-established residential area, and no obvious indicators of historic contaminative land use were identified during the inspection or from the available desk study information. Consequently, the potential risk from ground contamination is considered to be Very Low.

An invasive ground investigation is recommended if future extension works or significant structural alterations are proposed, or if evidence of progressive movement develops. Such an investigation would confirm the soil profile, determine the plasticity index of the clay, and assess the potential for seasonal shrink and swell movement. The mature tree within the rear garden should be monitored and managed to reduce its potential influence on subsoil moisture levels where appropriate.

As part of ongoing maintenance, the property should be periodically monitored for the development of new or progressive cracking, distortion or differential movement. If such defects become apparent, further investigation by an appropriately qualified structural engineer should be commissioned without delay.

This assessment is based on available Property Overview desk study information, UK Radon Maps, Coal Authority data and British Geological Survey mapping, together with a visual, non-invasive inspection undertaken at the property. National datasets provide an indication of risk but cannot identify concealed ground conditions or buried features. Where concerns arise, specialist intrusive investigations provide the most reliable assessment.

ASK FLETTONS >

19.2 Deleterious Materials

2

The property is of an age where asbestos-containing materials may be present. A visual inspection cannot confirm the presence of asbestos, and laboratory analysis is required for certainty. Several materials were identified during the survey that are known to potentially contain asbestos and require further investigation.

Textured coatings were visible to the ceilings in the hallways, landings, and bedroom 2. These coatings, often of a 'stippled' or 'Artex' type, were commonly used in the period of the property's construction and are known to potentially contain asbestos fibres. The coatings appear to be in a generally stable condition, although some cracking was noted in bedroom 2. The risk is low while the material remains undisturbed, but any sanding, drilling, or scraping during refurbishment would release hazardous fibres. A sample should be taken by a competent asbestos surveyor to confirm the content before any works that may disturb these surfaces.

The floor tiles in the utility room are concealed beneath existing floor coverings and were not inspected. Given the age of the property, it is possible that thermoplastic floor tiles, which can contain asbestos, are present beneath the visible finishes. The bitumen adhesive used to fix such tiles can also contain asbestos. These materials are considered low risk if left in situ and undisturbed. However, if you plan to lift the floor coverings or replace the floor structure during the planned refurbishment of this room, a refurbishment and demolition asbestos survey must be undertaken first to identify and manage any hidden materials safely.

A piece of lead pipework is visible in the corner of the first-floor WC, embedded into the wall. This is likely a remnant of the original plumbing installation. Lead supply pipes pose a risk of lead contamination to the drinking water supply, which is a potential health concern. The extent of any remaining lead pipework within the property is not known, as the majority of plumbing is concealed. It is recommended that a qualified plumber inspect the system to identify and replace any lead pipework, and that the drinking water is tested for lead content by a specialist.

The pointing to the original external walls has been renewed with a hard, cement-based mortar over the original lime bedding mortar. This is a material incompatibility. The original lime mortar is designed to be softer and more permeable than the masonry, allowing for moisture movement and evaporation. The hard cement pointing traps moisture within the wall, which can lead to accelerated deterioration of the brick faces, particularly during freeze-thaw cycles. The long-term solution is to carefully rake out the cement pointing and repoint using a suitable lime-based mortar to match the original construction.

SURVEYOR'S OVERALL OPINION

The property contains several materials that are either known or reasonably suspected to be deleterious. The most significant concern is the likely presence of asbestos in the textured ceiling coatings, which will require careful management and sampling before any refurbishment. The potential for hidden asbestos in the floor tiles of the utility room also necessitates a formal survey prior to the planned works in that area. The presence of lead pipework is a health risk that should be addressed by a programme of replacement and water testing. The use of hard cement pointing on the original lime-built walls is a material defect that will contribute to the long-term decay of the brickwork and should be rectified as part of a planned maintenance programme.

ASK FLETTONS >

19.3 Environmental and other factors

2

Older terraced properties of this age were constructed before modern acoustic insulation standards were introduced. The solid masonry party walls provide only limited resistance to airborne sound transmission, and occupants may therefore experience noise from adjoining properties, including conversation, televisions, music, doors closing, and general household activity. Impact noise, such as footsteps, may also be transmitted through connected structural elements. This is an inherent characteristic of Victorian construction rather than a defect.

Whilst acoustic insulation can be improved through specialist upgrading, such works are often intrusive and expensive, and complete elimination of noise transfer cannot be achieved because sound may also travel through floors, ceilings, chimneys, windows and other structural junctions. As the inspection was of limited duration, noise levels could not be fully assessed and may vary considerably depending on the time of day, neighbouring occupancy and local activity.

The property is situated within an established urban residential area of London where environmental conditions are consistent with a densely developed Victorian terrace. No unusual environmental hazards were identified during the inspection that would materially affect occupation of the property beyond those normally associated with this type of location.

The roof void contained evidence of previous pest control measures. Rodent bait stations and a container of rodent bait were present, although the bait appeared undisturbed at the time of inspection, suggesting no obvious evidence of current activity. A small inactive wasps' nest was also identified on the front roof rafters. These findings indicate previous pest activity rather than an active infestation. A pest control contractor should inspect the roof void, remove the wasps' nest, confirm that no active infestation remains, and recommend any proofing measures required to reduce the risk of future rodent or insect ingress. Failure to address pest access routes may result in damage to insulation, electrical wiring and stored belongings.

The front and rear gardens, particularly the rear garden, were heavily overgrown with grass, weeds and brambles. Dense vegetation can conceal defects within boundary structures, drainage features and external surfaces, whilst also providing favourable conditions for rodents and other pests. Significant clearance and routine maintenance are required to allow full inspection of the grounds and to reduce future maintenance liabilities. A mature tree is located adjacent to the rear boundary. Although no evidence of tree-related structural movement was identified during the inspection, continued growth may affect neighbouring structures or influence ground moisture levels where shrinkable clay soils are present. An arboricultural assessment is recommended to establish an appropriate long-term management strategy.

Textured coatings were identified to ceilings within the hallway and potentially other parts of the property. Decorative textured coatings applied before the late 1990s can contain asbestos fibres. The presence or absence of asbestos cannot be confirmed by visual inspection alone. Before any sanding, drilling, scraping or removal works are undertaken, an invasive inspection and sampling by a UKAS-accredited asbestos surveyor should be commissioned. Disturbing asbestos-containing materials without appropriate controls may release hazardous fibres that present a risk to health.

Groundwater ingress is present within the cellar, where a sump pump has been installed as part of the existing groundwater management system. The current arrangement is relatively basic and discharges into the sub-floor void rather than an external drainage system. Whilst the sump pump provides some control of groundwater, the installation would benefit from review by a specialist waterproofing contractor to confirm that the system, discharge arrangement and overall waterproofing strategy are appropriate. Persistent groundwater and elevated humidity within below-ground spaces can contribute to dampness, mould growth and timber deterioration if not effectively managed.

The solid brick party walls separating this terraced property from the adjoining dwellings provide only limited acoustic separation by modern standards. This is an inherent characteristic of Victorian construction and should be anticipated by prospective occupants. Although acoustic performance can be improved through specialist insulation systems, such works involve significant cost and disruption and may not eliminate all noise transmission.

SURVEYOR'S OVERALL OPINION

The environmental factors identified are generally manageable and reflect the age, construction and urban location of the property. The most significant issue is the ongoing management of groundwater within the cellar, which requires continued maintenance of the sump pump system and specialist review to ensure long-term effectiveness. Previous pest activity within the roof void, the overgrown condition of the rear garden, the mature tree, and the potential presence of asbestos within textured coatings all require routine investigation and management but do not represent unusual risks for a property of this age. Prospective occupants should also recognise that some transfer of noise through the party walls is an inherent feature of traditional Victorian terraced construction. Routine maintenance and timely investigation of the matters identified will assist in preserving the condition and long-term performance of the property.

ASK FLETTONS >

20 Soil Type and Subsidence Risk

3

The property is underlain by clay, silt, sand and gravel of the Thames Group, British Geological Survey records. Clay shrinks when it dries out and swells when it gets wet, which can cause the ground to move and potentially affect the foundations. The ground's ability to carry the weight of the house, known as its bearing capacity, is assessed as moderate, though this depends on how wet or dry the soil is. Drainage around the property appeared good during the inspection.

The clay in this area has a high potential for shrink and swell behaviour. In long dry spells the ground shrinks, and in wet weather it swells back. Buildings on clay can move slightly with these seasonal changes, and that movement is what can cause subsidence-related cracking.

The foundations are of a type known as corbelled footings, which is typical for a house built between 1870 and 1901. This means the brickwork steps out wider at the base underground to spread the load. These footings are shallow and can be more vulnerable to movement if the ground shifts. The foundations were not opened up, so this is a considered judgement based on the age and construction of the property.

The external walls are of solid brick and stone construction. If the ground moves, cracking tends to show first around windows and doors, and where extensions join the main building. These are the places to keep an eye on.

A tree was noted on the rear left of the rear garden, within 25 metres of the building. The species could not be identified because the garden was heavily overgrown. Trees draw moisture from the soil, especially during dry periods. On clay ground this can cause the soil to shrink, putting pressure on the foundations. A tree also appears to have been removed recently. When a tree is removed, the soil can rehydrate and swell, pushing the foundations upward. This swelling is known as heave and can cause damage. The surveyor recommended the removal of the existing tree due to the potential for damage to the neighbouring fence.

The overall risk of subsidence is assessed as Very High. This reflects the combination of the period corbelled footings, the clay ground, and the presence of a tree within 25 metres. You should monitor tree growth, soil moisture, any new cracking, and the effect of seasonal weather patterns. No evidence of subsidence was identified during the inspection.

Taking everything together, the foundations appear to be performing adequately at present. Keeping gutters, gullies and drains clear of leaves and debris is the single most useful thing you can do, because water soaking into the ground next to the house is a common trigger for movement. If you ever plan an extension or major alteration, have the ground investigated and the new foundations designed by a structural engineer first. The likely cost implications of dealing with this risk, should it occur, are Significant.

A structural engineer is not required. A tree specialist, known as an arboriculturalist, should assess the tree in the rear garden. Only if new cracking or progressive movement appears should a structural engineer be instructed. Before any extension is built, the ground should be investigated so the new foundations can be designed properly.

The most important actions are to monitor for any new cracking, keep gutters and drains clear, and check that your buildings insurance covers subsidence. A tree specialist, an arboriculturalist, should be instructed to assess the tree in the rear garden. Only if new cracking appears should a structural engineer be instructed. Your Legal Adviser should check whether any tree-related subsidence claims have been made historically.

- British Geological Survey (BGS) - BGS UKSO Soil Data - Property Overview desk study data Date retrieved: 2026-07-04 Soil type and subsidence risk data is based on available national and local datasets and is indicative only. A full ground investigation is recommended if the client has concerns or plans development.

ASK FLETTONS >

21 Flood Risk

2

The overall flood risk to the property is assessed as Low. The principal flood-related concern is groundwater ingress affecting the cellar, where a sump pump has been installed and elevated moisture associated with groundwater was identified during the inspection. Surface water flood risk is assessed as Low, fluvial (river) flood risk is Very Low, there is no identified tidal flood risk, and the risk of reservoir flooding is also Low.

The property is situated within Environment Agency Flood Zone 1, indicating a Very Low probability of flooding from rivers. As the property is located inland, there is no identified risk from tidal flooding. Surface water flood risk is assessed as Low; however, the rear bay rainwater downpipe currently discharges directly onto the ground, which has the potential to increase localised ground saturation adjacent to the building. The greatest flood-related risk arises from groundwater, as evidenced by the presence of groundwater within the cellar and the installation of a sump pump to control water ingress. Available mapping also indicates a Low risk of flooding associated with reservoir failure.

Factors increasing the overall risk include the continued presence of groundwater beneath the property, requiring ongoing management through the sump pump, together with the rear bay downpipe discharging directly onto the ground, which may contribute to localised saturation if left unaltered.

Factors reducing the overall risk include the existing sump pump, which provides active management of groundwater entering the cellar, and the front rainwater downpipe, which discharges into a gully, providing effective drainage from the front roof slope.

The existing flood protection measures consist of a sump pump installed within the cellar to control groundwater ingress. This system requires routine servicing and maintenance to ensure continued reliable operation.

To reduce the risk of future moisture-related problems, the rear bay rainwater downpipe should be diverted into a suitable surface water drainage connection or a properly designed soakaway, where ground conditions permit, rather than discharging directly onto the ground. The sump pump should be serviced by a specialist contractor to confirm that its capacity, operation and discharge arrangements remain adequate. The buildings insurance policy should also be reviewed to confirm that it provides appropriate cover for groundwater ingress and flooding.

No significant historical flood events affecting the locality were identified from the available desk study information. However, evidence of groundwater ingress was identified within the cellar during the inspection, indicating that groundwater management forms an ongoing aspect of the property's maintenance requirements.

An invasive CCTV drainage survey is recommended to assess the condition, capacity and integrity of the below-ground drainage system and to confirm that the sump pump discharge is correctly connected and operating effectively.

Immediate priorities include confirming that adequate buildings insurance is in place for groundwater flooding and arranging routine servicing of the sump pump. Within the next six months, the rear bay downpipe should be redirected into a suitable drainage system, and all gutters, hoppers and gullies should be cleaned and maintained to ensure effective disposal of rainwater. As part of longer-term maintenance, consideration should be given to installing a secondary battery-backed sump pump to provide resilience during power outages. When undertaking future external repairs, breathable lime-based materials should be used where appropriate, and external finishes should be maintained so that they do not bridge the damp-proof course or retain moisture against the building.

This assessment is based upon Environment Agency Flood Map for Planning data retrieved on 4 July 2026. Flood risk information is indicative and based on the best available national and local datasets. It may not reflect local drainage defects, future climate change impacts or subsequent development that could influence flood behaviour.

ASK FLETTONS >

24 Further Investigations

You are made aware of, in the report, certain risk areas relevant to the property, which have not been fully investigated at this stage. You proceed to purchase with full knowledge of these risks.

You are made aware that, in circumstances where essential repairs or works by specialists are not undertaken, further deterioration and damage may occur, with subsequent increased risk and increased costs.

Where there are recommendations for further investigations, it is essential that you raise these with the vendor before proceeding with the purchase, as they may reveal the need for substantial expenditure.

If you are aware of these costs before the exchange of contracts, then you may have the opportunity to renegotiate the purchase price.

The recommended further investigations below should be concluded and quotations for repairs obtained before exchange of contracts so that all potential liabilities may be known before a legal commitment is made to purchase the property.

Commission a roofer to inspect closely and test all abutments and all roofing materials.

https://www.fmb.org.uk/find-a-builder/find-a-builder-in-your-area/

Commission a qualified electrician to undertake a full inspection and test of the wiring and provide you with a report on the condition and performance of the concealed wiring and, where applicable, a quote for a rewire's costs. You can find a qualified electrician by visiting:

http://www.niceic.com/find-a-contractor/find-contractors

Commission a qualified heating engineer to test and inspect the heating system. You can find a qualified engineer by visiting:

https://www.gassaferegister.co.uk/find-an-engineer/

Commission a drainage specialist to undertake a CCTV survey of the underground drainage system. A CCTV drainage survey includes all findings on DVD, a physical schematic drawing, and a quote for any works identified. Any findings can be used to calculate future expenses associated with purchasing this property. You can find a suitable drainage specialist by visiting:

https://www.fmb.org.uk/find-a-builder/find-a-builder-in-your-area/

Commission a PCA contractor to provide a report on the presence and, if any, a quote for eradicating Japanese Knotweed. You can find a qualified Japanese knotweed specialist by visiting:

http://www.property-care.org/homeowners/

Commission a radon report to assess the radon level in the area and test for radon level inside the property. You can obtain a radon report by visiting:

http://www.ukradon.org/

You can obtain a domestic test kit here:

https://www.ukradon.org/services/orderdomestic

Commission a qualified asbestos surveyor to undertake a refurbishment survey to check for any asbestos in areas such as plasterboard, floor tiles, textured coatings, ducting materials, etc. You can find a qualified asbestos surveyor by visiting:

https://bit.ly/2yPRUly

25 Legal and Other Matters

The Land and Property

1. Check whether any restrictive Covenants, Easements, Rights of Way, Chancel Repair Liability or Wayleaves exist.

2. Obtain a Groundsure ground stability report for this property to assess the likelihood of subsidence. Searches are not limited to but include: checking whether any plans for developments exist for the development of housing, transport, railways, highways, and regeneration that may affect you in the future, should you proceed with purchasing this property. Also, check for items such as underground mines and railways, which may cause vibrations and noise. If underground railways are within 500m, recommend to the client that they commission a noise specialist to undertake acoustics testing.

3. Check whether Land Charges have been applied to the dwelling.

4. Determine the exact boundary and your liability to upkeep any boundary fences and walls.

5. Check whether any underpinning works may have been registered with local authority building control and whether the vendor has made any claims for subsidence. If it is found that underpinning is in situ, check whether there is a valid and transferable guarantee for the works.

6. Determine any responsibilities for the maintenance and upkeep of any jointly or sole-use drainage systems.

7. Where neighbouring property may have been extended, ensure that approval documents to build over any drainage runs were obtained from the water undertaker, all building control approval and, where necessary, planning approval documents or certificates of lawfulness were obtained. Where applicable, check that Party Structure Notices were served upon adjoining owners.

8. Check whether any works to adjoining property have served the appropriate Party Wall Notices and awards in accordance with the Party Wall Etc. Act 1996.

Certificates and Warranties

1. Obtain up-to-date electrical and gas certificates where applicable.

2. Check what fixtures and fittings will be included as part of this sale and whether any guarantees or warranties are in place and whether they transfer with a change of ownership of the property.

3. Check if warranties exist in respect of any retrospective damp proof course installations and whether such warranties will transfer to the new owner of the property.

4. ROOFS: Check whether any guarantees or warranties are in place and whether they transfer with a change of ownership of the property. For the flat roofs, obtain all flood testing certificates.

5. Professional Consultants Certificate: Be sure to obtain this so that the client has recourse in the event of latent design issues.

6. Obtain any guarantees for pest control services that may have been performed.

7. Check if building control or FENSA certificates were obtained for all retrofitted windows and doors.

Checks for Leasehold Properties

1. Determine the number of leaseholders in the block and what your contribution would be for the cost of works to communal areas.

2. Check whether there are any planned maintenance or improvement programmes in place and, if any, when the actions are due and the estimated costs to you as a Leaseholder.

3. Check when the last cyclical decorations were undertaken and what was included as part of the works.

4. Determine the boundary of any gardens and estate and the liability for the upkeep.

5. Check if the block has a valid building insurance and check whether there is adequate cover for heave and subsidence.

6. Check whether there are any service agreements in place for the management of systems such as fire and security alarms, where applicable.

Note:

You should immediately pass a copy of this report to your Legal Advisor with the request that, in addition to the necessary standard searches and inquiries, they check and confirm each and every one of the items referred to above.

26 Reinstatement Valuation

The reinstatement cost is the estimated cost to completely rebuild the property in the event of total loss. It is used to determine the correct level of buildings insurance cover and is distinct from the market value of the property.

Property: 36, HAVELOCK ROAD, LONDON, SE9 2DS

Gross External Area (GEA)	111 m²
Rebuild cost rate	£3,750 per m²
Basic rebuild cost	£416,250
Professional fees (15%)	£62,438
Total Reinstatement Cost	**£478,688**

Reinstatement Valuation The reinstatement value is the cost of rebuilding the dwelling in a catastrophic failure and is calculated using the Building Cost Information Service (BCIS). The reinstatement value of this property is estimated at £416250 This figure is provided for insurance purposes only and should not be relied upon as a market valuation. The sum can change with inflation or any significant material changes to the property over time, and you should therefore review the figure annually. You should obtain quotes for adequate building insurance before you proceed to purchase, and we recommend you confirm with your insurer that the sum insured is sufficient to cover the full cost of rebuilding in the event of a total loss.

This reinstatement cost assessment is provided as a guide only and is based on the information available at the time of inspection. It should be reviewed regularly and updated to reflect changes in building costs and inflation.

Date of assessment: 11 June 2026

27 Surveyor's Declaration

In compiling this Report, assumptions are made as stated in the Building Survey Terms and Conditions.

The report and all information contained within is for the sole use of the named client only, and your Legal Advisor and no liability to any third-party else is accepted. Should you not act upon the specific, reasonable advice contained in the Report, We Flettons or the surveyors take no responsibility for the consequences.

Simon Hanchard

(Building Surveyor)

Chartered Construction Manager and Building Surveyor

6 July 2026

Flettons

PART ONE

Appendix

Room-by-room records, a glossary of terms, and supporting reference material.

CLIENT	REPORT REFERENCE	DATE OF INSPECTION	SURVEYOR
Joseph Smith	DB-SE42DQ-36	11 June 2026	Simon Hanchard RICS NUMBER: 1231354

Know you're buying the right property.

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28 Glossary of Terms

The following definitions apply to terms used throughout this report.

TERM	DEFINITION
CR1	Condition Rating 1 — No repair is currently needed. Normal maintenance may still be required.
CR2	Condition Rating 2 — Defects that need repairing or replacing but are not considered urgent or serious.
CR3	Condition Rating 3 — Defects that are serious and/or need to be repaired, replaced or investigated urgently.
NI	Not inspected — the element was not accessible or visible at the time of inspection.
NA	Not applicable — the element is not present or relevant to the property inspected.
Damp	Unwanted moisture within the structure, which may arise from condensation, penetrating damp or rising damp.
Settlement	Movement in a building, often historic, caused by consolidation of the ground beneath foundations.
Serviceable	In reasonable working order for continued use, although maintenance or renewal may be anticipated.
Further investigation	Additional specialist inspection or testing recommended before commitment to purchase.
Trickle vent	A small controllable opening within a window or door frame to provide background ventilation.

TERM	DEFINITION
U-value	A measure of thermal transmittance — the lower the value, the better the insulation performance.
RCD	Residual Current Device — a safety device intended to reduce the risk of electric shock.

29.1 Bedroom 1

ROOM / AREA	LOCATION	LEVEL
Bedroom 1	Front	First Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is plasterboard, covered with lining paper, and there is evidence of old crack patterns beneath the paper
- The wall decoration is of poor quality, consisting of painted lining paper
- The spine wall is masonry and appeared adequate from the available vantage points
- The party wall has been dry-lined, possibly for sound insulation, but there is a gap at the top which would compromise any acoustic performance; confirmation should be sought from the vendor regarding the suitability of the insulation used
- The floors are of timber construction, covered with carpet, and are reasonably level
- The windows are old aluminium-framed double-glazed units, which are prone to condensation and are not energy efficient; an upgrade within the next five years is recommended
- Two small double radiators are positioned under the windows; they appear undersized for the room, which may lead to heat loss and a cold room in winter, and their adequacy should be reviewed
- The door to the room appears to be a heavy-weight FD30 fire door with intumescent strips rebated into the door and three steel butt hinges, though no fire rating label is visible

- The chimney breast has no ventilation, and a vent should be installed to prevent dampness

Bedroom 1

Bedroom 1

Bedroom 1

VIEW MORE PHOTOS >

29.2 Bedroom 2

ROOM / AREA	LOCATION	LEVEL
Bedroom 2	Rear	First Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is likely of lath and plaster construction, with a textured coating present. A slight bulge and non-uniform cracking were visible, which are typical indicators of lath and plaster deterioration where the plaster keys have begun to fail
- The textured ceiling coating may contain asbestos. It should be tested before any disturbance, and its condition monitored. If the ceiling bulge worsens, the ceiling may require overboarding or replacement
- An old battery-operated smoke alarm is fitted to the ceiling. It should be tested and replaced with a modern, interlinked mains-powered unit to meet current fire safety standards
- The spine wall and the wall between the hallway and this room are of masonry construction
- The chimney breast has been blocked up without a ventilation opening. A vent should be installed to prevent a build-up of moisture within the flue, which can lead to dampness and sulphate attack on the plaster
- The floors are of suspended timber construction, covered with carpet. The visible sections appeared adequate from the available vantage points
- The window is an aluminium-framed, double-glazed unit, likely dating from the 1980s. It appeared adequate for its age, though uninsulated aluminium frames are prone to heat loss and internal condensation
- The door is an original fire door and appeared adequate

- A pressed steel radiator with a thermostatic radiator valve is present and appeared to be in

Bedroom 1

Bedroom 1

Bedroom 1

VIEW MORE PHOTOS >

29.3 Bedroom 3

ROOM / AREA	LOCATION	LEVEL
Bedroom 3	Rear	First Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is of plasterboard construction and appears to be in adequate condition
- Small dry stains are present on the ceiling, likely from older roof leaks; although dry at the time of inspection, the roof covering should be monitored and maintained to prevent recurrence
- The walls are lined with paper decoration which is of poor quality and will require redecoration
- No evidence of dampness was detected beneath the window or around the bay area when checked with a moisture meter
- The windows are 1980s aluminium-framed double-glazed units to the rear bay; these are dated and thermally inefficient, and budgeting for replacement should be considered
- The door is a notional fire door; its effectiveness as a fire door cannot be confirmed and upgrading to a certified fire door should be considered for safety
- The chimney breast has been blocked up and no ventilation has been provided, which increases the risk of condensation and dampness within the flue; a vent should be installed

Bedroom 3

Bedroom 3

Bedroom 3

VIEW MORE PHOTOS >

29.4 Bedroom 4

ROOM / AREA	LOCATION	LEVEL
Bedroom 4	Rear	Second Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is assumed to be plasterboard with lining paper decorations. No visible defects were identified from the available vantage points
- The walls have lining paper decorations. A chimney breast is present
- The floor is a timber structure covered with carpet. The visible condition appeared adequate, although the structural deck could not be inspected due to the floor coverings
- The heating system in the room appeared adequate at the time of inspection, but no testing was carried out
- Staining is visible on the chimney breast, likely indicating moisture ingress from the chimney structure above or salt contamination. Further investigation is required to identify the source of high moisture reading and associated concealed damage
- This arrangement means Bedroom 4 cannot be considered a private bedroom in its current configuration. The installation of a partition to create a separate hallway would resolve this, subject to compliance with Building Regulations. Your Legal Adviser should verify the property's advertised bedroom count against this physical arrangement

Bedroom 4

Bedroom 4

Bedroom 4

VIEW MORE PHOTOS >

29.5 Bedroom 5

ROOM / AREA	LOCATION	LEVEL
Bedroom 5	Rear	Second Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is assumed to be plasterboard, with uniform straight cracking visible which is typical of plasterboard joints
- The walls have a painted plaster finish, with embossed lining paper decoration inside the wardrobe
- The floor is of timber construction, covered with carpet, and appeared satisfactory from the available vantage points
- A pressed steel double radiator is located under the window but was isolated at the time of inspection; its operation should be tested and the system checked by a Gas Safe registered engineer before exchange
- A notional fire door is fitted to this room; you should confirm with your Legal Adviser whether this meets current standards for a house in multiple occupation, given the access arrangement through bedroom 4
- No evidence of dampness was identified on the chimney breast in this room
- The chimney recess cupboard to the right-hand side of the chimney breast appeared to be in adequate condition

- A sink unit is fitted within the room; its plumbing connections were not tested and should be checked for leaks and adequate fall

Bedroom 5

Bedroom 5

Bedroom 5

VIEW MORE PHOTOS >

29.6 Bathroom

ROOM / AREA	LOCATION	LEVEL
Bathroom	Rear	First Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is lined with tongue and groove cladding and incorporates a bathroom-approved light fitting
- The timber floor structure is covered with continuous vinyl flooring and slopes slightly towards the flank wall, which may indicate past structural movement or settlement
- The wall shared with the adjacent room may have been damaged when tiles were removed in the past; the condition of the plaster behind the tiling in this bathroom could not be confirmed, and there is a risk of concealed cracking or deterioration to the timber-framed lath and plaster partition
- The walls are fully tiled with ceramic tiles. A redundant Victorian gas lighting pipe remains embedded in the wall and should be removed by a Gas Safe registered engineer
- The timber-framed single-glazed sash window was found open on arrival. The window is aged and would benefit from redecoration; a small chip is present in the glass on the bottom right-hand sash panel
- The timber windowsill requires redecoration as part of routine maintenance
- An extractor fan is installed and activates with the light switch, but it requires the isolation switch outside the bathroom to be in the on position; this arrangement should be checked to ensure it provides adequate ventilation

- The metal bath has visible wear to the enamel, consistent with its age. The ceramic wash basin is also aged, and both fittings should be budgeted for replacement in the medium term

Bathroom

Bathroom

Bathroom

VIEW MORE PHOTOS >

29.7 WC

ROOM / AREA	LOCATION	LEVEL
WC	Rear	First Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is plasterboard
- The window is an original Victorian top-hung pivot casement window, which was operational at the time of inspection. A piece of what appears to be a lead pipe is embedded into the wall in the corner of the ceiling; this should be investigated to determine if it is a live service or redundant, as it may present a health hazard
- The walls have lining paper decorations
- The floors are timber, covered with continuous vinyl flooring. The condition of the timber beneath could not be confirmed
- The door is a timber panel door
- The lighting was operational
- The WC is located on the first floor

- The sanitary fittings comprise a low-level WC with a ceramic pan and cistern, and a ceramic wash hand basin with pillar taps. All fittings appeared adequate and were working at the time of the survey

WC 1st Floor

WC 1st Floor

WC 1st Floor

VIEW MORE PHOTOS >

29.8 Hallway

ROOM / AREA	LOCATION	LEVEL
Hallway	Not specified	Ground Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ground floor hallway ceiling near the front entry door appears to be plasterboard, transitioning to a different finish further along. No significant defects were visible
- Hardwired smoke alarms are present on the first floor ceiling, connected to the lighting circuit, and on the ground floor. These should be tested regularly
- The walls throughout the hallway are finished with lining paper. No significant cracking or distortion was noted
- The ceilings on the top floor hallway appear to be lath and plaster with a textured paint finish. Textured coatings of this type can contain asbestos fibres. The material should be tested before any sanding, drilling or disturbance, and its condition monitored
- The floors are of timber construction, covered with carpet. The visible sections appeared adequate
- A Velux roof window is installed in the top floor hallway. It appears to be an older unit, possibly from the early 2000s. The condition of the frame, glazing unit and flashing should be monitored, as older roof windows can be prone to seal failure and thermal inefficiency
- A double radiator with a thermostatic radiator valve is fitted on the first floor landing. No defects were visible
- A central heating thermostat is located on the first floor hallway, with a second thermostat on the ground floor hallway
- There is a double radiator on the first floor
- On the first floor, the hallway ceilings have a textured finish, likely of a similar type. The same caution regarding potential asbestos content applies
- Two pressed steel radiators are installed on the ground floor. No leaks or corrosion were noted
- The timber balustrade from the second floor to the first floor appears to be in serviceable condition
- A modern 18th edition consumer unit with two RCDs and miniature circuit breakers is housed in a ground floor hallway cupboard. This is a positive feature, though its condition has not been tested

- Elevated moisture levels recorded in the front living room may be linked to a defect affecting the hallway area. Further investigation is required to trace the source

Hallway

Hallway - Velux window no evidence of active leaks.

Hallway

VIEW MORE PHOTOS >

29.9 Reception Room

ROOM / AREA	LOCATION	LEVEL
Reception Room	Front to rear	Ground Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is of lath and plaster construction with lining paper decoration. In the rear part of the room, quite large cracks are present in the plaster. These should be raked out, filled, and the ceiling redecorated. The decoration throughout is old and the room will require redecoration
- The walls are decorated with lining paper. A hairline crack is present just above the door to the room, which appears to be thermal cracking. This is not considered structurally significant but should be filled and made good during redecoration
- The room spans from front to rear of the property, with the separating wall having been knocked through to create an open-plan space. This alteration appears adequate from the available vantage points
- The floors are of timber construction covered with laminate floorboards. The floors slope in various areas, sloping towards the rear and towards the front with a hump in the middle of the room. This unevenness is likely due to long-term settlement and deflection of the timber structure. While typical for a property of this age, the floor structure should be investigated further by lifting the laminate covering in affected areas to check the condition of the joists and their supports before purchase
- The windows to the front and rear are aluminium-framed, double-glazed units. from the available vantage points. Routine maintenance of the frames, drainage channels, and seals should be anticipated
- The door to the room is a five-panel FD30 fire door, which appears to be in adequate condition. The self-closing mechanism and intumescent strips should be checked to ensure the door's fire-resisting performance is maintained

- There are two chimney breasts. The front chimney breast contains a gas fire. The rear chimney breast has been blocked up. The gas fire should be serviced and its safety checked by a Gas Safe registered engineer before use, as its service history is unknown. The ventilation provision for the blocked-up chimney breast should be checked to ensure it is adequate to prevent dampness

Reception room

Reception room

Reception room

VIEW MORE PHOTOS >

29.10 Kitchen

ROOM / AREA	LOCATION	LEVEL
Kitchen	Rear	Ground Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The floor is of timber construction covered with carpet and generally appears to be in adequate condition from the available vantage points; no significant deflection or decay was identified, though concealed areas beneath floor coverings could not be inspected
- Steps lead down from the hallway towards the kitchen area, indicating a change in floor level; the adjacent hallway floor is covered with laminate flooring, and the transition should be checked for trip hazards and secure fixing
- A UPVC double-glazed rear door with multi-point locking system leads to the garden and generally appears to be in adequate condition; the door opening appears to have been formed by cutting into the side of the rear bay, and the Legal Adviser should confirm that Building Control approval was obtained for this alteration
- A gas boiler is located within the kitchen; the boiler should be serviced annually by a Gas Safe registered engineer and its age and condition should be confirmed, as replacement may be necessary in the near future
- The kitchen units are of 1980s laminated chipboard construction, well over 20 years old, and are in poor condition; complete stripping out and replacement is required as the units are beyond economic repair
- Plasterboard ceilings are present with inset LED spotlights that were working at the time of inspection but are poorly fitted and poorly positioned, resulting in an unsatisfactory lighting layout; the entire lighting arrangement would benefit from redesign and replacement as part of future kitchen refurbishment

- A hardwired smoke alarm and heat sensor are installed in the kitchen; these should be tested regularly and the Legal Adviser should confirm that the system meets current fire safety requirements for rented or leasehold properties if applicable

Kitchen

Kitchen

Kitchen

VIEW MORE PHOTOS >

29.11 Utility Room

ROOM / AREA	LOCATION	LEVEL
Utility Room	Side	Ground Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is of plasterboard construction with a hardwired smoke alarm present that operated during the survey
- The downpipe from the gutter on the rear addition discharges into a hopper shared with the bathrooms on the upper floors, which then discharges into a gully at the rear side of the property
- The window is a UPVC double-glazed unit that appears quite old and would benefit from upgrade
- The external door from the utility area is a timber-framed, single-glazed door with a glass panel to the top section and a timber panel below
- The stone step at the utility room entrance is old but appears to be in adequate condition
- The gully appeared to be in adequate condition but would benefit from cleaning and a cover to prevent debris entering the drain
- The soil stack at the rear of the property is a mix of cast iron to the upper section and UPVC to the base, suggesting past drainage repairs; your Legal Adviser should check the property information for any evidence of underpinning or a claim for defective drainage-related subsidence

Utility Room

Utility Room

Utility Room

VIEW MORE PHOTOS >

29.12 Basement/Cellar

ROOM / AREA	LOCATION	LEVEL
Basement/Cellar	Front - Rear	Lower Ground

OBSERVATIONS (AT TIME OF INSPECTION)

- Slightly elevated moisture levels were detected in the cellar walls, attributed to salt contamination, which is common in below-ground spaces
- The cellar floor has been covered with pea shingle
- There is evidence of groundwater affecting the cellar, with water present on the floor
- The gas meter is located in the cellar, positioned beneath the floor joist ends
- The cellar is accessed via a timber staircase which appeared satisfactory, with a handrail in place that also appeared satisfactory
- Ventilation to the cellar subfloor area is provided at the front of the property
- A sump pump is installed, discharging through a blue poly pipe into the subfloor area
- The mains water supply pipe enters the property within the cellar
- The main electrical supply enters the property in the cellar, with a second fuse present

- A breach in the fire boarding was noted at the staircase, which should be repaired to restore the integrity of the fire separation

Hallway

Hallway

Hallway

VIEW MORE PHOTOS >

29.13 Front Reception Room

ROOM / AREA	LOCATION	LEVEL
Front Reception Room	Front	Ground Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The external sand and cement render at the front of the property is bridging the likely position of the damp proof course, allowing ground moisture to bypass it and travel up the wall
- The bridging render should be cut back to expose a clear 150mm gap below the damp proof course level to prevent further moisture transfer
- The internal wall will require a period of drying out after the external defect is rectified, and any salt-contaminated plaster may need to be removed and replaced with a salt-resistant specification
- It is possible that no damp proof course is present in this section of the property, or if one exists, it has been bridged by external ground levels or finishes

29.14 WC (ground Floor)

ROOM / AREA	LOCATION	LEVEL
WC (ground Floor)	Rear	Ground Floor

OBSERVATIONS (AT TIME OF INSPECTION)

- The ceiling is plastered and painted. from ground level
- The light fitting is a standard pendant set
- The walls are plastered and painted
- The room contains a low-level WC and a wall-hung wash hand basin. The sanitaryware is of an older style but appeared functional. No significant leaks or defects were identified during the inspection
- The floor covering is vinyl
- The window is a single-glazed timber-framed unit. The paint finish is peeling and redecoration is needed. The window is of an older style and an upgrade to a modern double-glazed unit would improve thermal performance
- The door is a traditional timber panelled door. The paint finish is peeling and redecoration is needed
- There is no heating source in this room

WC Ground Floor

WC Ground Floor

WC Ground Floor

VIEW MORE PHOTOS >

Flettons

PART TWO

Photographs

Full-size inspection photography captured during the survey.

CLIENT	REPORT REFERENCE	DATE OF INSPECTION	SURVEYOR
Joseph Smith	DB-SE42DQ-36	11 June 2026	Simon Hanchard RICS NUMBER: 1231354

Know you're buying the right property.

Regulated by RICS

30 Photo Album

This is a visual record of the key elements inspected during the survey. It is a good idea to review these in conjunction with the notes and recommendations provided within the report itself.

NOTE

All photographs are original and taken on the date of inspection.

MAIN ROOF

Photo 1
Roof Void.

Photo 2
Main roof viewed from above

Photo 3
Rear elevation main roof in clay tiles; no visible defects.

MAIN ROOF (CONT'D)

Photo 4
Rear chimney stack on the main roof but some wear on the flaunching.

Photo 5
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.Some mild deflection identified on the rear roof junction

Photo 6
Chimney stack on the main roof; no visible defects.

MAIN ROOF (CONT'D)

Photo 7
View of the chimney stack from the roof; visible deterioration of the mortar and missing pots at the top of the stack.

Photo 8
Chimney stack on the rear elevation; no visible defects.

Photo 9
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 10
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 11
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 12
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

MAIN ROOF (CONT'D)

Photo 13

Spalling render to the valley rafter. Possible cause of leak into the recepticle in roof space below.

Photo 14

Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 15

In the room below this chimney, there is salt contamination on the chimney breast.

Photo 16

Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 17

Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 18

Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

MAIN ROOF (CONT'D)

Photo 19
Chimney stack on the rear elevation; no visible defects.

Photo 20
Crakcs to the render on the parapet wall

Photo 21
Chimney stack on the main roof; there is significant debris accumulation on the stack's surface and surrounding area.

Photo 22
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 23
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 24
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

MAIN ROOF (CONT'D)

Photo 25
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 26
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 27
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 28
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 29
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

Photo 30
Main roof concrete interlocking tiles generally appear to be in an adequate condition but spalling render on valleys requires repair.

OTHER ROOFS

Photo 31
Roof covering over the bay window; the flashing appears to have damage with potential water ingress at the join.

EXTERNAL WALLS

Photo 32
External Walls

Photo 33
External Walls

Photo 34
External Walls

EXTERNAL WALLS (CONT'D)

Photo 35
External Walls

Photo 36
External Walls

Photo 37
External Walls

EXTERNAL WALLS (CONT'D)

Photo 38
External Walls

Photo 39
External Walls

Photo 40
External Walls

Photo 41
External Walls

Photo 42
External Walls

Photo 43
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Photo 44
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Photo 45
External Walls

Photo 46
External Walls

EXTERNAL WALLS (CONT'D)

Photo 47
External Walls

Photo 48
External Walls

Photo 49
External Walls

Photo 50
External Walls

Photo 51
External Walls

Photo 52
External Walls

Photo 53
External Walls

Photo 54
External Walls

Photo 55
Main Roof

EXTERNAL WALLS (CONT'D)

Photo 56
External Walls

Photo 57
External Walls

Photo 58
External Walls

Photo 59
External Walls

Photo 60
External Walls

Photo 61
External Walls

Photo 62
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Photo 63
External Walls

Photo 64
External Walls

EXTERNAL WALLS (CONT'D)

Photo 65
External Walls

Photo 66
External Walls

Photo 67
External Walls

Photo 68
External Walls

Photo 69
External Walls

Photo 70
External Walls

Photo 71
External Walls

Photo 72
External Walls - This rear bay has been structurally altered with a new door opening.

Photo 73
External Walls

EXTERNAL WALLS (CONT'D)

Photo 74
External Walls

Photo 75
External Walls

Photo 76
External Walls

Photo 77
External Walls

Photo 78
External Walls

Photo 79
External Walls

EXTERNAL DOORS, FRAMES AND SECURITY

Photo 80
External Walls

Photo 81
External Walls

Photo 82
External Walls

EXTERNAL DOORS, FRAMES AND SECURITY (CONT'D)

Photo 83
External Walls

Photo 84
External Walls

Photo 85
External Walls

ROOF VOID

Photo 86
Roof Void

Photo 87
Roof Void

Photo 88
Roof Void

ROOF VOID (CONT'D)

Photo 89
Roof Void

Photo 90
Roof Void

Photo 91
Roof Void

ROOF VOID (CONT'D)

Photo 92
Roof Void

Photo 93
Roof void observed with stored items and insulation material; no visible defects.

Photo 94
Roof void visible near brickwork; no visible defects.

Photo 95
Roof void showing insulation and exposed brickwork; no visible defects.

Photo 96
Roof void showing exposed timber rafters and plumbing pipes; no visible defects.

Photo 97
Roof void showing timber rafters and water-stained wall; evidence of possible dampness indicated by discoloration on the wall.

Photo 98
Roof void showcasing insulation material and cluttered items; no visible defects.

Photo 99
Attic space showing insulation material; no visible defects.

Photo 100
Roof void showing timber framing and insulation; no visible defects.

ROOF VOID (CONT'D)

Photo 101
Roof void showing timber rafters; no visible defects.

Photo 102
Roof void showing timber rafters and insulation; no visible defects.

Photo 103
Roof void observed with exposed timber rafters and insulation; no visible defects.

Photo 104
Loft space containing storage boxes and visible pipework; no visible defects.

Photo 105
Roof void showing timber framing and insulation materials; no visible defects.

Photo 106
Roof void with visible insulation and timber; no visible defects.

Photo 107
Roof void showing insulation material and wooden beams; no visible defects.

Photo 108
Roof void with debris and plastic sheeting; no visible defects.

Photo 109
Roof void within the property showing plastic sheeting; no visible defects.

ROOF VOID (CONT'D)

Photo 110
Roof void showing moisture meter reading of 14.4; no visible defects.

Photo 111
Roof void showing moisture meter reading of 8.7 on the wooden beam. No visible defects.

Photo 112
Roof void showing high moisture reading of 9.7%, indicating potential damp issues.

Photo 113
Roof void area showing moisture meter in use; no visible defects.

Photo 114
Roof void with moisture meter readings indicating 8.4% moisture content; evidence of possible dampness present.

Photo 115
Roof void showing moisture meter reading of 9.5%, indicating potential moisture presence.

Photo 116
High Moisture Readings and Locations - Loft Valley rafter.

Photo 117
High Moisture Readings and Locations

Photo 118
High Moisture Readings and Locations

BASEMENTS AND CELLARS

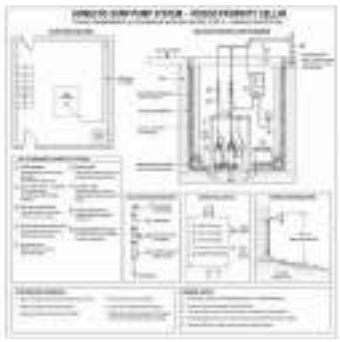

Photo 119
Example of a sump pump installation - Not a specification.

GARDENS

Photo 120
Gardens

Photo 121
Gardens

Photo 122
Gardens

GARDENS (CONT'D)

Photo 123
Gardens

Photo 124
Gardens

Photo 125
Gardens

GARDENS (CONT'D)

Photo 126
Gardens

Photo 127
Gardens

Photo 128
Gardens

Photo 129
Gardens

Photo 130
Gardens

Photo 131
Gardens

Photo 132
Gardens

Photo 133
Gardens

Photo 134
Water meter valve box.

GARDENS (CONT'D)

Photo 135
Gardens

Photo 136
Rear garden

Photo 137
Rear garden

Photo 138
Rear garden

Photo 139
Rear garden

Photo 140
Rear garden

Photo 141
Rear garden

Photo 142
Rear garden

Photo 143
Rear garden

GARDENS (CONT'D)

Photo 144
Rear garden

Photo 145
Rear garden

Photo 146
Rear garden

Photo 147
Rear garden

Photo 148
Rear garden

Photo 149
Rear garden

Photo 150
Rear garden

Photo 151
Rear garden

Photo 152
Rear garden

BEDROOM 1

Photo 153
Bedroom 1

Photo 154
Bedroom 1

Photo 155
Bedroom 1

BEDROOM 1 (CONT'D)

Photo 156
Bedroom 1

Photo 157
Bedroom 1

Photo 158
Bedroom 1

Photo 159
Bedroom 1

Photo 160
Bedroom 1

Photo 161
Bedroom 1

BEDROOM 1 (CONT'D)

Photo 162
Bedroom 1

Photo 163
Bedroom 1

Photo 164
Bedroom 1

Photo 165
Bedroom 1

Photo 166
Bedroom 1

Photo 167
Bedroom 1

Photo 168
Bedroom 1

Photo 169
Bedroom 1

Photo 170
Bedroom 1

BEDROOM 1 (CONT'D)

Photo 171
Bedroom 1

Photo 172
Bedroom 1

Photo 173
Bedroom 1

Photo 174
Bedroom 1

BEDROOM 2

Photo 175
Bedroom 1

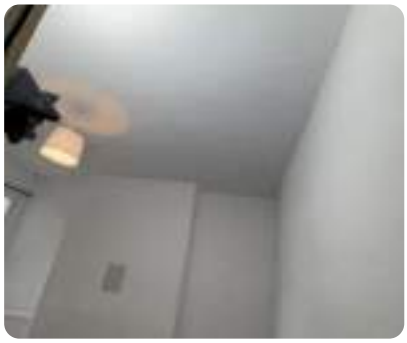

Photo 176
Bedroom 1

Photo 177
Bedroom 1

BEDROOM 2 (CONT'D)

Photo 178
Bedroom 1

Photo 179
Bedroom 1

Photo 180
Bedroom 1

Photo 181
Bedroom 1

Photo 182
Bedroom 2

Photo 183
Bedroom 2

Photo 184
Bedroom 2

Photo 185
Bedroom 2

Photo 186
Bedroom 2

BEDROOM 3

Photo 187
Bedroom 3

Photo 188
Bedroom 3

Photo 189
Bedroom 3

BEDROOM 3 (CONT'D)

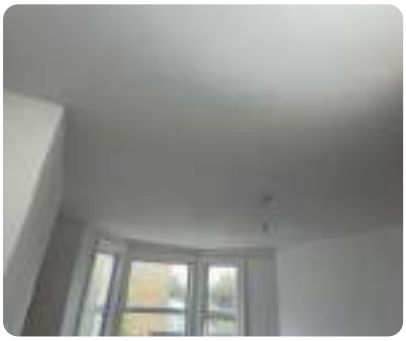

Photo 190
Bedroom 3

Photo 191
Bedroom 3

Photo 192
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Photo 193
Bedroom 3

Photo 194
Bedroom 3

Photo 195
Bedroom 3

BEDROOM 3 (CONT'D)

Photo 196
Bedroom 3

Photo 197
Bedroom 3

Photo 198
Bedroom 3

Photo 199
Bedroom 3

Photo 200
Bedroom 3

Photo 201
Bedroom 3

Photo 202
Bedroom 3

Photo 203
Bedroom 3

Photo 204
Bedroom 3

BEDROOM 3 (CONT'D)

Photo 205
Bedroom 3

Photo 206
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Photo 207
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Photo 208
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Photo 209
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Photo 210
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Photo 211
Bedroom 3

Photo 212
Bedroom 3

Photo 213
Bedroom 3

BEDROOM 3 (CONT'D)

Photo 214
Bedroom 3

Photo 215
Bedroom 3

Photo 216
Bedroom 3

Photo 217
Bedroom 3

Photo 218
Bedroom 3

Photo 219
Bedroom 3

Photo 220
Bedroom 3

Photo 221
Bedroom 3

Photo 222
Bedroom 3

BEDROOM 3 (CONT'D)

Photo 223
Bedroom 3 - Wall behind the bath in bedroom 3

Photo 224
Bedroom 3

Photo 225
Bedroom 3

BEDROOM 4

Photo 226
Bedroom 4

Photo 227
Bedroom 4

Photo 228
Bedroom 4

BEDROOM 4 (CONT'D)

Photo 229
Bedroom 4

Photo 230
Bedroom 4

Photo 231
Bedroom 4

BEDROOM 4 (CONT'D)

Photo 232
Bedroom 4

Photo 233
Bedroom 4

Photo 234
Bedroom 4

Photo 235
Bedroom 4

Photo 236
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Photo 237
Bedroom 4

Photo 238
Bedroom 4

Photo 239
Bedroom 4

Photo 240
Bedroom 4

BEDROOM 4 (CONT'D)

Photo 241
Bedroom 4

Photo 242
Bedroom 4

Photo 243
Bedroom 4

Photo 244
Bedroom 4

Photo 245
Bedroom 4

Photo 246
Bedroom 4

Photo 247
Bedroom 4

Photo 248
Bedroom 4

Photo 249
Bedroom 4

BEDROOM 4 (CONT'D)

Photo 250
Bedroom 4

Photo 251
Bedroom 4

Photo 252
Bedroom 4

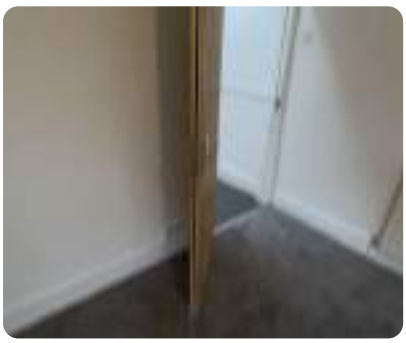

Photo 253
Bedroom 4

Photo 254
Bedroom 4

Photo 255
Bedroom 4

BEDROOM 5

Photo 256
Bedroom 5

Photo 257
Bedroom 5

Photo 258
Bedroom 5

BEDROOM 5 (CONT'D)

Photo 259
Bedroom 5

Photo 260
Bedroom 5

Photo 261
Bedroom 5

Photo 262
Bedroom 5

Photo 263
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Photo 264
Bedroom 5

Photo 265
Bedroom 5

Photo 266
Bedroom 5

Photo 267
Bedroom 5

BEDROOM 5 (CONT'D)

Photo 268
Bedroom 5

Photo 269
Bedroom 5

Photo 270
Bedroom 5

Photo 271
Bedroom 5

Photo 272
Bedroom 5

Photo 273
Bedroom 5

Photo 274
Bedroom 5

Photo 275
Bedroom 5

Photo 276
Bedroom 5

BEDROOM 5 (CONT'D)

Photo 277
Bedroom 5

Photo 278
Bedroom 5

BATHROOM

Photo 279
Bathroom

Photo 280
Bathroom

Photo 281
Bathroom

BATHROOM (CONT'D)

Photo 282
Bathroom

Photo 283
Bathroom

Photo 284
Bathroom

BATHROOM (CONT'D)

Photo 285
Bathroom

Photo 286
Bathroom

Photo 287
Bathroom

Photo 288
Bathroom

Photo 289
Bathroom

Photo 290
Bathroom

Photo 291
Bathroom

Photo 292
Bathroom

Photo 293
Bathroom

BATHROOM (CONT'D)

Photo 294
Bathroom

Photo 295
Bathroom

Photo 296
Bathroom

Photo 297
Bathroom

Photo 298
Bathroom

Photo 299
Bathroom

Photo 300
Bathroom

Photo 301
Bathroom

Photo 302
Bathroom

BATHROOM (CONT'D)

Photo 303
Bathroom

Photo 304
Bathroom

Photo 305
Bathroom

WC

Photo 306
WC 1st Floor

Photo 307
WC 1st Floor

Photo 308
WC 1st Floor

WC (CONT'D)

Photo 309
WC 1st Floor

Photo 310
WC 1st Floor

Photo 311
WC 1st Floor

WC (CONT'D)

Photo 312
WC 1st Floor

Photo 313
WC 1st Floor

HALLWAY

Photo 314
Hallway

Photo 315
Hallway - Velux window no evidence of active leaks.

Photo 316
Hallway

HALLWAY (CONT'D)

Photo 317
Hallway

Photo 318
Hallway

Photo 319
Hallway

HALLWAY (CONT'D)

Photo 320
Hallway

Photo 321
Hallway

Photo 322
Hallway

Photo 323
Hallway

Photo 324
Hallway

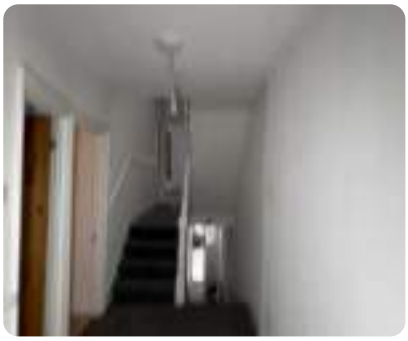

Photo 325
Hallway

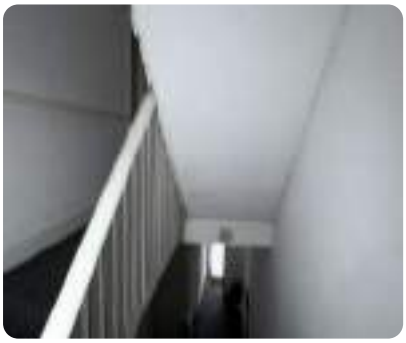

Photo 326
Hallway

Photo 327
Hallway

Photo 328
Hallway

HALLWAY (CONT'D)

Photo 329
Hallway

Photo 330
Hallway

Photo 331
Hallway

Photo 332
Hallway

Photo 333
Hallway

Photo 334
Hallway

Photo 335
Hallway

Photo 336
Hallway

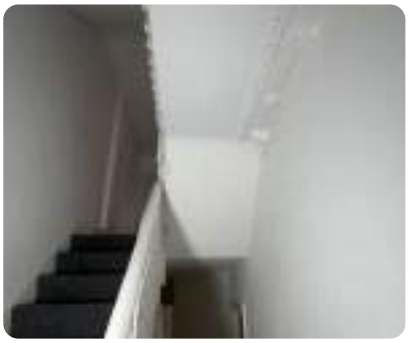

Photo 337
Hallway

HALLWAY (CONT'D)

Photo 338
Hallway

Photo 339
Hallway

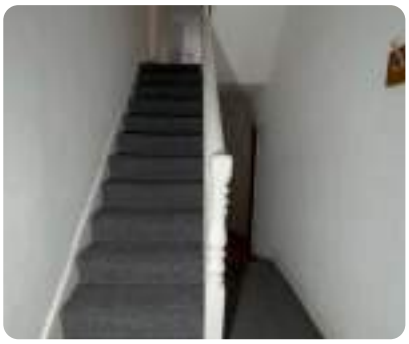

Photo 340
Hallway

Photo 341
Hallway

Photo 342
Hallway

Photo 343
Hallway

Photo 344
Hallway

RECEPTION ROOM

Photo 345
Reception room

Photo 346
Reception room

Photo 347
Reception room

RECEPTION ROOM (CONT'D)

Photo 348
Reception room

Photo 349
Reception room

Photo 350
Reception room

Photo 351
Reception room

Photo 352
Reception room

Photo 353
Reception room

RECEPTION ROOM (CONT'D)

Photo 354
Reception room

Photo 355
Reception room

Photo 356
Reception room

Photo 357
Reception room

Photo 358
Reception room

Photo 359
Reception room

Photo 360
Reception room

Photo 361
Reception room

Photo 362
Reception room

RECEPTION ROOM (CONT'D)

Photo 363
Reception room

Photo 364
Reception room

Photo 365
Reception room

Photo 366
Reception room

Photo 367
Reception room

Photo 368
Reception room

Photo 369
Reception room

Photo 370
Reception room

Photo 371
Reception room

RECEPTION ROOM (CONT'D)

Photo 372
Reception room

Photo 373
Reception room

Photo 374
Reception room

Photo 375
Reception room

Photo 376
Reception room

Photo 377
Reception room

Photo 378
Reception room

Photo 379
Reception room

Photo 380
Reception room

RECEPTION ROOM (CONT'D)

Photo 381
Reception room

Photo 382
Reception room

Photo 383
Reception room

Photo 384
Reception room

Photo 385
Reception room

Photo 386
Reception room

Photo 387
Reception room

Photo 388
Reception room

Photo 389
Reception room

RECEPTION ROOM (CONT'D)

Photo 390
Reception room

Photo 391
Reception room

Photo 392
Reception room

Photo 393
Reception room

Photo 394
Reception room

Photo 395
Reception room

Photo 396
Reception room

KITCHEN

Photo 397
Kitchen

Photo 398
Kitchen

Photo 399
Kitchen

KITCHEN (CONT'D)

Photo 400
Kitchen

Photo 401
Kitchen

Photo 402
Kitchen

Photo 403
Kitchen

Photo 404
Kitchen

Photo 405
Kitchen

KITCHEN (CONT'D)

Photo 406
Kitchen

Photo 407
Kitchen

Photo 408
Kitchen

Photo 409
Kitchen

Photo 410
Kitchen

Photo 411
Kitchen

Photo 412
Kitchen

Photo 413
Kitchen

Photo 414
Kitchen

KITCHEN (CONT'D)

Photo 415
Kitchen

Photo 416
Kitchen

Photo 417
Kitchen

Photo 418
Kitchen

Photo 419
Kitchen

Photo 420
Kitchen

Photo 421
Kitchen

Photo 422
Kitchen

Photo 423
Kitchen

KITCHEN (CONT'D)

Photo 424
Kitchen

Photo 425
Kitchen

Photo 426
Kitchen

Photo 427
Kitchen

Photo 428
Kitchen

Photo 429
Kitchen

Photo 430
Kitchen

UTILITY ROOM

Photo 431
Utility Room

Photo 432
Utility Room

Photo 433
Utility Room

UTILITY ROOM (CONT'D)

Photo 434
Utility Room

Photo 435
Utility Room

Photo 436
Utility Room

Photo 437
Utility Room

Photo 438
Utility Room

Photo 439
Utility Room

UTILITY ROOM (CONT'D)

Photo 440
Utility Room

Photo 441
Utility Room

Photo 442
Utility Room

Photo 443
Utility Room

Photo 444
Utility Room

Photo 445
Utility Room

Photo 446
Utility Room

Photo 447
Utility Room

Photo 448
Utility Room

UTILITY ROOM (CONT'D)

Photo 449
Utility Room

BASEMENT/CELLAR

Photo 450
Hallway

Photo 451
Hallway

Photo 452
Hallway

BASEMENT/CELLAR (CONT'D)

Photo 453
Hallway

Photo 454
Hallway

Photo 455
Hallway

BASEMENT/CELLAR (CONT'D)

Photo 456
Hallway

Photo 457
Hallway

Photo 458
Hallway

Photo 459
Hallway

Photo 460
Hallway

Photo 461
Hallway

Photo 462
Hallway

Photo 463
Hallway

Photo 464
Hallway

BASEMENT/CELLAR (CONT'D)

Photo 465
Hallway

Photo 466
Hallway

Photo 467
Hallway

Photo 468
Hallway

Photo 469
Hallway

Photo 470
Hallway

Photo 471
Hallway

Photo 472
Hallway

Photo 473
Hallway

BASEMENT/CELLAR (CONT'D)

Photo 474
Hallway

Photo 475
Hallway

Photo 476
Hallway

Photo 477
Hallway

Photo 478
Hallway

Photo 479
Hallway

Photo 480
Hallway

Photo 481
Hallway

Photo 482
Hallway

BASEMENT/CELLAR (CONT'D)

Photo 483
Hallway

Photo 484
Hallway

Photo 485
Hallway

Photo 486
Hallway

Photo 487
Hallway

Photo 488
Hallway

Photo 489
Hallway

Photo 490
Hallway

Photo 491
Hallway

BASEMENT/CELLAR (CONT'D)

Photo 492
Hallway

Photo 493
Hallway

Photo 494
Hallway

Photo 495
Hallway

Photo 496
Hallway

Photo 497
Hallway

Photo 498
Hallway

WC (GROUND FLOOR)

Photo 499
WC Ground Floor

Photo 500
WC Ground Floor

Photo 501
WC Ground Floor

WC (GROUND FLOOR) (CONT'D)

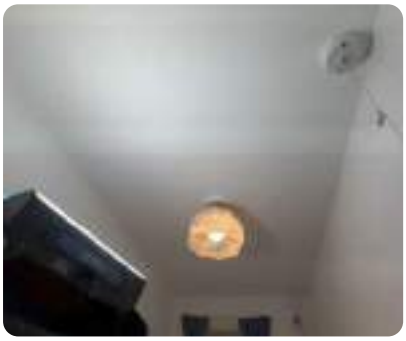

Photo 502
WC Ground Floor

Photo 503
WC Ground Floor

Photo 504
WC Ground Floor

Photo 505
WC Ground Floor

Photo 506
WC Ground Floor

Photo 507
WC Ground Floor

WC (GROUND FLOOR) (CONT'D)

Photo 508
WC Ground Floor

Photo 509
WC Ground Floor

Photo 510
WC Ground Floor

Photo 511
WC Ground Floor

Photo 512
WC Ground Floor

Photo 513
WC Ground Floor

Photo 514
WC Ground Floor

Photo 515
WC Ground Floor

Photo 516
WC Ground Floor