



LEVEL 2

Your survey report

Property address

36 New Road
Reading
Berkshire
RG1 5JD
United Kingdom

Client's name

Claudia Murray

Consultation date (if applicable)

Inspection date

07/02/2024

Surveyor's RICS number

6759721

2

Contents

A About the inspection and report	2
B Overall opinion	7
C About the property	11
E Inside the property	28
F Services	40
G Grounds	48
H Issues for your legal advisers	51
I Risks	54
J Surveyor's declaration	58
K What to do now	61
L Description of the RICS Home Survey – Level 2 service and terms of engagement	63
M Typical house diagram	70
RICS disclaimer	72
Photographs	73

The RICS Home Survey Level 2 is reproduced with the permission of the Royal Institution of Chartered Surveyors, which owns the copyright. © 2020 RICS



About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.



Reminder

Please refer to your **Terms and Conditions** report received on the

01/02/2024

for a full
list of exclusions.



About the inspection

Surveyor's name

Peter Gurney

Surveyor's RICS number

6759721

Company name

Bartley West Limited

Date of the inspection

07/02/2024

Report reference number

34080

Related party disclosure

The surveyor is an employee of Bartley West Surveyors and Valuers with no known commercial or personal interests in connection with the subject property or its owners/occupiers.

There are not any known parties within the transaction and no reason to believe any conflict of interest exists.

Full address and postcode of the property

36 New Road, Reading, Berkshire, RG1 5JD

Weather conditions when the inspection took place

The weather was dry and cloudy.

Status of the property when the inspection took place

The property is being occupied by the vendor with floor coverings, furniture and personal effects present.

The vendor was not in during the inspection.

Keys were collected from the estate agent.

The mains services were found to be connected and in operation although no formal test was undertaken.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

Summary of condition ratings

Overall opinion of property

The property requires a significant level refurbishment with upgrades required to the kitchen, bathroom and electrics which would involve significant disruption internally. In addition the roof requires some attention, with render works to the front required and the windows and doors could do with some improvement. In addition the property has a two story rear addition this appears to be of thin wall construction we believe at best of single brick with a rendered finish externally and lined internally with plasterboard. **This is a substandard form of construction and most mortgage providers will not offer lending against properties with this form of construction. As such this may well be a difficulty on resale.** We would advise for this reason **NOT to proceed** with the purchase due to the difficulties you may experience on resale.

Should you proceed our report details the items of repair, maintenance or improvements, together with some matters of further investigation that we recommend you must fully investigate, by suitably qualified contractors or consultants and obtain written quotations for all works required, including full costs before you proceed with the purchase.

You must check Legal Advisers receive satisfactory replies to their enquiries about any assumptions in the report and/or any further investigations and quotations for repairs or replacements are satisfactory, or revert to us.

If you do proceed, we strongly recommend that it would be prudent to revisit the property prior to purchase (**preferably once furniture and personal belongings have been removed**) with a copy of this Survey Report. You can then consider the parts of the property that will require attention in addition to those **parts that we could not view or inspect**. This will give you further opportunity to make additional enquiries or raise concerns with us and/or your legal adviser prior to purchase.

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
	Refer Section H	



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	See report
D4	Main walls	
D5	Windows	
E1	Roof structure	
E3	Walls and partitions	
F1	Electricity	
F2	Gas/oil	

Condition ratings

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	See report
D3	Rainwater pipes and gutters	
D6	Outside doors (including patio doors)	
E2	Ceilings	
E4	Floors	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	
E7	Woodwork (for example, staircase and joinery)	
E8	Bathroom fittings	
F3	Water	
F4	Heating	
F6	Drainage	
G2	Permanent outbuildings and other structures	
G3	Other	

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
E5	Fireplaces, chimney breasts and flues	See report
F5	Water heating	

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
-------------	--------------

D7	Conservatory and porches
D8	Other joinery and finishes
D9	Other
E9	Other
F7	Common services
G1	Garage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

An semi detached two storey period property.

Approximate year the property was built

The property has the appearance of being constructed around 1900.

Approximate year the property was extended

We are unsure as to the exact date the property was extended - you should wherever possible verify the exact date of construction of the addition via your Legal Advisers and confirm that any necessary Local Authority consents and approvals, such as Building Regulations in particular, were obtained and complied with for the works which may provide some assurance as to the quality of works. See also Section H1 - Regulations.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The home is constructed using traditional materials and techniques. The floors are of suspended timber construction. The main walls are of solid brick construction. The main roof slopes are pitched. The construction of the rear extension is believed of single brick with timber framed elements.

Accommodation

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

Roof spaces								
-------------	--	--	--	--	--	--	--	--



Energy efficiency

We have not prepared the Energy Performance Certificate (EPC) as part of this RICS Home Survey service. If we have prepared/seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy efficiency rating

The Energy Efficiency Rating (EER) is stated as 56 (D) on the EPC with the potential to be improved to an 82 (B) following improvements if undertaken. The certificate was prepared by a third party.

Issues relating to the energy efficiency rating

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Mains services

A marked box shows that the relevant mains service is present

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central Heating

☒ Gas ☐ Electric ☐ Solid ☐ Oil ☐ None

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

There are no other services or energy sources.

Other energy matters

This survey report is not an EPC assessment and no investigations have been made beyond the normal scope of a Level 2 survey. You must satisfy yourself about the accuracy of the EPC before a legal commitment to purchase.

Location and facilities

Grounds

The grounds comprise a front courtyard and an enclosed rear garden on a generally rectangular level plot.

Location

The property is situated in an established residential area of Reading with properties of similar character and age, convenient for all local amenities and transport facilities. Reading is a town in Berkshire. Most of its built-up area lies within the Borough of Reading, although some outer suburbs are parts of neighbouring unitary authority areas. Located in the Thames Valley at the confluence of the rivers Thames and Kennet, Reading is 40 miles (64 km) east of Swindon, 25 miles (40 km) south of Oxford, 40 miles (64 km) west of London and 16 miles (26 km) north of Basingstoke.

The front of the property faces approximately North. Any reference to left or right is taken from our observation from the road side and facing the front elevation.

The property is located within the **Redlands Conservation Area**; you must discuss the various implications of ownership with your Legal Adviser and, if and when repair work is required you should seek advice from someone with appropriate specialist knowledge.

Facilities

The property is well placed generally for facilities such as retail, healthcare, leisure and recreation.

There is a range of schools located in the general area. If the proximity of a particular school's catchment area is important to your purchase decision, you should verify that the property is within that catchment before proceeding.

We have not undertaken a formal examination of the location's social and demographic attributes. Various location specific websites exist for this purpose and you may wish to undertake further research of the subject property's location using one of those websites to fully familiarise yourself with the area and ensure that all factors affecting your choice of home location have been fully considered.

Local environment

Low Flood Risk from Rivers/Sea - according to the Environment Agency flood risk map, the property is not at an elevated risk of flooding. We are not aware that it has been previously affected by flooding but your legal adviser should carry out a full environmental search and fully discuss any implications with you.

Flood Risk of Surface Water Flooding – according to the Environment Agency flood risk map there is not an elevated risk of surface water flooding. Be aware: flooding can occur at any time and in any place from sources such as rising ground, water levels, burst water mains, road drains, run-off from hillsides, sewer overflows, blocked drains etc. No such causes were noted at the time of inspection but it can not be ruled out that such incidences could occur.

Radon - According to UKRadon.org the property is not in an area with elevated radon levels.

The previous use of the land is unknown and your legal advisor should check it was not contaminated. This report is provided on the basis that there is no contamination or other adverse factors.

Development/road widening - we are not aware of development or road widening proposals that are likely to affect the property directly but you must instruct your legal adviser to make the usual searches in this regard and formally conclude this point.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Although a condition rating has been allocated in this section, you should note the limitations of our inspection and note that defects not visible may exist in unseen or otherwise not visible areas.

Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property and from the public highway or rights of way. Underground pipes from rainwater downpipes or gullies were not traced or tested.

These factors limited our inspection to readily visible and accessible areas only. You may find, when areas are fully exposed and inspected, that defects not reported are found to exist. Until such time as that occurs, then this is a risk you must accept. As such, it would be prudent to check or further inspect the items mentioned to help minimise risk of future expenditure.

Lintels concealed behind pointing or masonry can not be seen and therefore not possible to confirm their existence, adequacy or condition; we have not undertaken an invasive inspection.

Many parts of a building, such as foundations and sub-floor areas, are concealed during construction and we do not disturb these areas of the property. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Not all parts of the roof slopes and the chimney stack/s could be seen because of the shape and profile of roof slopes and associated vantage points available within the confines of accessible grounds and boundaries. All roof surfaces were inspected from the ground only.

Heavy/mature planting restricted views.

The weather was dry, so rainwater goods were not in use.

We believe some elements of the property are timber framed, the structural components of the framework were not visible.

Where moss is present the underlying surfaces are not visible, once removed unseen deficiencies may be revealed.

D1 Chimney stacks

1 2 3 NI

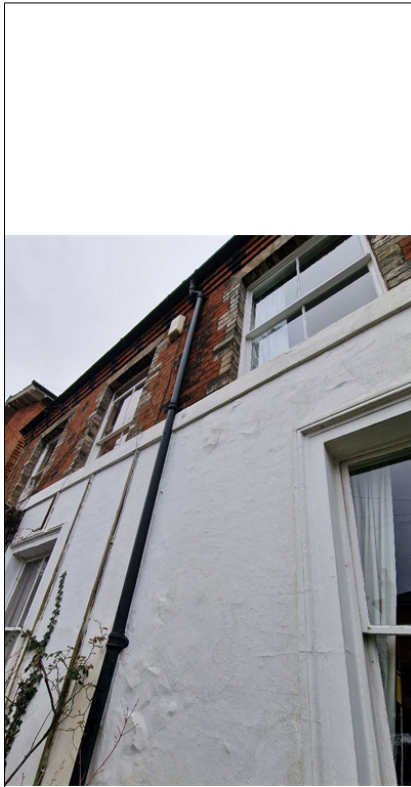
	There are two chimney stacks to the property. 2 The chimney stacks are brick built, pointed and incorporate lead flashings at the intersection with the roof slopes. The chimney stacks have redundant flues/pots, you should ensure that exposed pots are provided with a suitable weather protective cap to help prevent moisture entering the interior of the property which can lead to other problems such as dampness and/or timber decay. To prevent these problems, an appropriate guard should be provided soon. Condition Rating 2. You should also ensure that ventilation is provided to redundant fireplaces, to help minimise the risk of condensation occurring which can also lead to dampness and/or timber decay. See also Section E5 – Fireplaces and flues. As a result of the age of the chimney/s it is unlikely that a full width damp proof course (DPC) will have been provided across the width of the chimney as per more modern constructed equivalent. A potential future repair requirement could be present to re-build chimneys incorporating a full width leadwork DPC to the base of external sections of chimneys in the event of significant future penetrating dampness occurring internally. To mitigate the risk of dampness without reconstruction it is essential to maintain external surface finishes in good and substantial condition. The chimneys are built to the centre line of the party wall and mirrored with the adjoining property. This provides a shared repairing obligation to the chimney although it is normal for each owner to assume repair liability for their half of the chimney. Please however note that future major works of repair and/or re-building of chimneys requires the provisions contained within The Party Wall Act 1996 to be followed. Flaunching was not visible. Condition Rating Not Inspected. Our examination of chimneys is confined to an inspection from ground level and internally from within the loft space. We advise that as these structures are the most exposed part of the building, they are prone to heavier weathering. Effective maintenance is therefore essential. Upon closer examination of the chimney stack we believe that deterioration which is not evident from ground level may become apparent, particularly the condition of the flaunching, pointing, pots and flashings. If such defects are encountered following a closer inspection, repairs should be undertaken to prevent water penetration into these structures.
--	--

Chimney stacks

D2 Roof coverings

	3 The property has a pitched roof. The pitched roof is covered with tiles with no underfelt. Condition Rating 3. Some tiles are loose, have slipped are missing and are cracked. Water ingress was noted within the loft space. A number of the tiles are held in place by metal clips (called tingles). These are temporary repairs and indicate that the roof will need replacing soon. A number of the tiles were noted to be replacement tiles with moss growth to them these may well composite tiles with an asbestos content. Because of the possible asbestos content, you should get advice from a contractor experienced in this type of work or an asbestos specialist. Remedial works are required now. We recommend that the roof coverings be stripped and re-covered with suitable materials including a breathable underfelt and new preservative treated tiling battens in accordance with current regulatory requirement. Recovering of a pitched roof in its entirety requires Building Regulation approvals and some works of strengthening roof frameworks could also be required. You should arrange for an appropriately qualified roofing contractor to inspect, quote and undertake the necessary repairs to ensure no deterioration to the fabric of the building. You should budget accordingly. The property is in a conservation area. Where a building is located in a conservation area, there may be a requirement to obtain Planning permission for provision of a replacement roof covering where of different type to those originally incorporated. Most Local Planning Authorities prepare Design Guides that provide guidance on suitable materials and workmanship for properties located in the Conservation Area to assist owners and enable planning permissions to be obtained. You may wish to liaise with the Local Planning Authority prior to commitment to purchase. The valley gutter to the rear could not be inspected. They are vulnerable to blockage and deterioration and are a frequent source of damp penetration which in turn can lead to timber defects. It is essential to regularly inspect and overhaul the gutter lining materials.
Roof coverings	

D3 Rainwater pipes and gutters



Rainwater pipes and gutters

See section

The guttering and rainwater pipes are made of a mix of plastic and cast iron. **Cast iron will rust and leak without warning.** You should expect to replace the cast iron parts soon. This can be costly. Condition Rating 2.

2

It was not raining at the time of our inspection, so we are unable to comment as to whether the gutters and downpipes are free from leakage or how they are performing when in use. It is recommended that they are checked when it is raining in order that the full extent of any inadequate falls, blockages, defective joints or other defects which may give rise to possible leakage can be established and all necessary repairs undertaken.

Rainwater is collected from the base of the main roof slopes by the gutters. Rainwater outfall is then discharged via downpipes, which in turn should discharge below ground level into either soakaway chambers, or surface water drainage systems. Defective rainwater goods are a common cause of dampness which can in turn lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential.

Note: we recommend the provision of a cage at the top of downpipes and that gutters be cleaned twice annually at the beginning and end of winter. Plastic rainwater fittings are relatively maintenance-free but do on occasion require attention to joints and blockages. They should be periodically inspected at times of rain to confirm that they are watertight.

The rainwater gutters and pipes are shared with the neighbouring property. You should check with your Legal Adviser about your rights and obligations (see section H).

Full detail of elements inspected

D4 Main walls

	3 The main walls to the property are believed to be formed from a solid brick construction with no cavity. Solid walls have lesser u-values than cavity walls; this may further cause condensation and have increased risk of dampness. The walls were found to be level and upright with no undue bulging, dishing or deflection apparent and with the door and window openings squarely incorporated. Condition Rating 1. <u>Walls to the Kitchen/bedroom above:</u> The walls to the rear kitchen and bedroom above appear to be of thinner substandard construction with a mix of single brick and timber frame construction with a rendered finish to the exterior. We could not inspect the wall fully this would require opening up procedures. Thin outside walls are vulnerable to dampness caused by rainwater penetration and condensation. They will also allow high levels of heat loss. You should improve this sub-standard construction soon. Refer also to the commentary in our overall opinion, mortgage lending may be restricted and the property difficult to sell in future. Condition Rating 3. <u>DPC:</u> From our inspection we advise that the walls were found to have no visible damp proof course (DPC), due to the addition of a mortar coating to the lower bricks and where rendered, contrary to good building practice covered with render. Condition Rating 3. The render coating on the face of the outside wall should stop at the DPC level. If it covers the DPC, the render can allow dampness to get inside the building. Ideally the rendering should be cut back to the level of the dpc and finished with a render bead. In most domestic buildings constructed after about 1875, a horizontal Damp Proof Course (DPC) of bituminous felt or slate is normally incorporated in the main walls at ground level to prevent the natural ground moisture from rising up the walls. For a DPC to be completely effective, Building Regulations require a minimum distance of 150mm (or approximately 2 bricks) between the DPC and external ground level. The purpose of this gap is to prevent splash back of rain water off hard landscaped surfaces which can lead to internal dampness. It is important that this gap is maintained as part of ongoing maintenance. In a property of this age, the damp proof course may begin to break down, leading to rising dampness. <u>Render:</u> Large parts of the render coating to the front are: cracked, loose and blown. Condition rating 3.
Main walls	

	Cracked and loose sections should be hacked off and re-rendered to match. You should arrange for an appropriately qualified contractor to inspect and undertake the necessary repairs to ensure no deterioration to the fabric of the building. <u>Sub-floor vents:</u> Sub-floor vents are in existence around some external elevations. Sub-floor vents are required to provide a flow of air beneath the suspended timber ground floors. The flow of air can reduce the possibility of condensation forming and also decay/deterioration to timber surfaces. It is imperative that sub-floor vents are kept free and unobstructed at all times. The sub-floor vents are at ground level and are at risk of surface water ingress. Condition Rating 2. The ground levels around the bricks should be lowered to avoid water ingress and allow adequate air flow. Guarding should be installed at times of increased chances of surface water flooding. Refer also to E3 Internal Walls, E4 Floors & I1 Risks to Buildings. <u>Other:</u> Walls of solid construction is less resistant to wind driven rain than modern cavity construction, so there is always the risk, especially on an exposed elevation, of damp penetration to the interior. It is therefore imperative that the brickwork and mortar pointing are maintained in good condition. The solid walls will provide a poor degree of thermal performance and it is suggested that it is not practical to install insulation as this may result in technical complications and / or a loss of internal floor area. It is however important to maintain external wall faces in good and substantial condition to prevent dampness occurring that would impact upon the limited available thermal performance. Shrubs and creepers growing against walls are attractive, but it is important that they are regularly cut back as they can cause damage and encourage dampness by reducing evaporation from the masonry. Creepers should not be allowed to grow into roof coverings as very expensive damage can occur. Vegetation growth should be strictly controlled. Stained brickwork was noted indicative of water leakage in all probability due to defective gutters and downpipes. In association with repairs recommended previously in section D3 rainwater goods, the areas of brickwork affected by dampness should be thoroughly cleaned down, areas of defective mortar reinstated. Failure to undertake repairs to the rainwater disposal system and adjacent brickwork could result in increased damp penetration internally. The property is on shrinkable subsoil and therefore may be more prone to risks of ground movement that can cause subsidence. We are not aware that any previous underpinning has been undertaken; your Legal Adviser should make enquiries. If any foundation strengthening has occurred you should revert to us.
--	---

	Advice cannot be provided as to the depth and size of the foundations provided with this property. To obtain information relating to the foundations would require the excavation of trial holes around the base of the main walls. In the absence of any visible signs of structural failure or evidence of any past repair work having been carried out, we see no necessity to carry out a detailed examination of the foundations. Condition Rating Not Inspected. Having regard to the age of the property, it is believed that if the foundations were exposed, they would be found to be of an inadequate depth if compared to the current requirements of the Building Regulations. Whilst it is not suggested that the Building Regulations could or should be applied retrospectively, it is recommended that confirmation should be obtained from your proposed building insurers that the property will be insured on an 'all risks' basis and therefore if future problems with ground movement, subsidence, settlement or foundation failure were ever encountered that this would be a fully insured peril, subject to the payment of any policy excess. In the event that such confirmation cannot be obtained then this matter should be referred back to the inspecting surveyor in order that further advice can be furnished before commitment to purchase.
--	---

D5 Windows

 Windows	3 The windows are timber framed and single glazed with a mix of sash and casement style windows. The windows older windows with a broken pane noted to the rear dining room window. The windows are a mix of ages. Condition Rating 3. Windows are well below modern standards for thermal insulation and will allow high levels of heat loss and have very poor security. The locking mechanisms were missing in places. The glazing does not appear to be safety glass. The window sill height on first floor is relatively low and could be a potential hazard as a young child could clamber and topple over (see Section J3 Risks to people). Suitable window locks should be provided. The design of some of the windows is below the current guidance as escape windows, to allow people to escape from a fire. This is a safety hazard (see section I3 Risks). The windows should have a minimum opening of 450mm. To reduce this hazard, you will need to reconsider the window design. Condition Rating 3. Some windows were locked. It is important you arrange for keys to be provided and they should be available at each window to ensure they can be opened quickly in the event of means of escape being required. Where windows were locked and keys not present, they were not inspected. Not inspected.

	Where you replace a complete window, it will have to conform to modern standards. You will have to either get Building Regulation approval from the local authority, or use a contractor registered with FENSA. This is a government approved trade association whose members can self-certify that their installations meet the standards of the Building Regulations. The property is in a conservation area there may be a requirement to obtain Planning permission for provision of a replacement windows. Most Local Planning Authorities prepare Design Guides that provide guidance on suitable materials and workmanship for properties located in the Conservation Area to assist owners and enable planning permissions to be obtained. You may wish to liaise with the Local Planning Authority prior to commitment to purchase.
--	--

D6 Outside doors (including patio doors)

	2 The front door is timber with single glazed pane above. The door is well below current standards with poor levels of security, acoustic and thermal qualities - you should consider replacing this door. Condition Rating 2. The rear door is a basic timber, the door is well below current standards with poor levels of security, acoustic and thermal qualities - you should consider replacing this door. The property is in a conservation area there may be a requirement to obtain Planning permission for provision of a replacement front door. The doors must be maintained in the normal manner, regular maintenance will be required, with redecoration needed in due course and some decay to the adjoining timberwork may be found when this is done. Locking devices, hinges, and general operation of doors must be maintained in good condition at all times otherwise this could provide risk in the event of fire, difficulty in accessing the building, expensive locksmith costs when locks fail, and possibly also provides a security risk. We do not undertake an invasive check on lintels. You must refer to the limitations of the inspection, D4 Main Walls and Section I Risks.
--	---

Outside doors