



LEVEL 3

Your survey report

Property address

43 Church Road, Caversham, Reading, Berkshire,
RG4 7AG

Client's name

Mr M Sumner Mrs H Sumner

Inspection date

22nd April 2025

Surveyor's RICS number

1127088

3

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A

About the inspection and report

This RICS Home Survey – Level 3 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 thorough inspection of the property (see '*The inspection*' in section M) and
- a detailed report based on the inspection (see '*The report*' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.



Reminder

Please refer to your **Terms and Conditions** that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

About the inspection

Surveyor's name

W Dunnett

Surveyor's RICS number

1127088

Company name

Kinleigh Folkard & Hayward Chartered Surveyors

Date of the inspection

22nd April 2025

Report reference number

PY477728

Related party disclosure

There are no related party disclosures.

Full address and postcode of the property

43 Church Road, Caversham, Reading, Berkshire, RG4 7AG



Front



Side

About the inspection



Three valleys



Rear oblique

Weather conditions when the inspection took place

The weather was dry and bright during the inspection. Preceding the inspection the weather was wet.

Status of the property when the inspection took place

The subject property was occupied by the tenant during the inspection. No contact with the vendors was made.

The property is occupied with the tenant's furniture, fittings and storage throughout the property which limited our inspection somewhat.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

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

Summary of condition ratings

Overall opinion of property

The subject property is a Grade II Listed semi detached property.

The property was Listed on 22 March 1957.

The structural integrity of the subject property was found to be satisfactory and consistent with a property of this age. Distortion to walls and upper floors are common and again consistent with the age and character of the property.

Owning a Listed Building requires ongoing restoration and contact with the Conservation Officer or Reading Borough Council planning department.

It appears that the vendors have owned the property since 28 May 2021 and there appears to be little in the way of heritage fabric restoration. Clearly the vendors have undertaken possibly some modernisation to the kitchen and heating systems.

The subject property faces a busy and congested main road into and out of Caversham.

The property benefits from a double garage and onsite parking to front and a large sloping garden to rear which is north east facing. The garage of the garage is not known, but could be 1960s, subject to confirmation.

Owning a Listed Building comes with significant and costly responsibilities. The local authority has no regard to the property owner's financial burden and onerous nature of heritage asset restoration and rectification of listed building non-compliance. For this reason listed building requiring rectification work or restoration can have long marketing times and be subject to abnormal depreciation.

It is clear from inspecting this property that the roof tiles now require restoration or full recladding. The cost of this work cannot be established as the Conservation Officer will require many of the existing tiles to be reused and this is not possible to establish the salvageability of the roof tiles from this visual inspection.

We have tried to reflect a notional discount (effect on value) for the subject property in our mortgage valuation advice to your lender to reflect this foreseeable cost to yourself.

Significant damp was noted within the garage and utility room.

Significant amounts of ceiling and wall modern materials have been used, notably plasterboard, cement based render in the cellar and softboard which would not comply with Listed Building consent. An Artex type application was noted in the cloakroom.

Significant restoration works are required internally along with restoration of the windows and the installation of heritage grade secondary glazing recommended. The windows and secondary glazing have poor functionality.

Vertical wall tiles to the rear will also require restoration utilising existing and reclaimed manmade clay tiles.

Whilst we wish to encourage the ownership of Listed Buildings we wish you to be fully aware of the onerous nature of Listed Building ownership, especially ones which require non compliance restoration as the subject property clearly does.

One of the issues with regard to purchasing a Listed Building is that the cost of restoration cannot be established as the type of restoration and the cost therefore will be subject to the Conservation Officer's decision. The Conservation Officer or Local Authority planning department will not engage with potential buyers of Listed Buildings and act as a free advice service.

Therefore, if you wish to proceed to purchase this property the cost of the work cannot be fully

Summary of condition ratings

Overall opinion of property

established which will clearly create a significant financial risk to you. If you have not owned and restored a listed building before, and gone through the listed building consent process, this large and impressive building would not be my recommendation for a first project.

Summary of condition ratings

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

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rain water pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces	
E8	Bathroom fittings	
E9	Inside other	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	
F6	Drainage	
G1	Garage	
G3	Other	

Summary of 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)
D7	Conservatory and porches	
E7	Woodwork	
F3	Water	

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)
D1	Chimney stacks	
E6	Built-in fittings	

NI

Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D8	Other joinery and finishes	
D9	Outside other	
F7	Common services	
G2	Permanent outbuildings	

Summary of condition ratings

Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
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Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

1. The below ground drainage to front is blocked and requires CCTV inspection, unblocking and possibly costly repairs.
2. Your legal adviser should confirm what works have been undertaken by the vendors and whether Listed Building consent has been obtained. Much of the non compliance works internally appear to predate the ownership of the vendors in 2021.
3. A precautionary test of the electrical system by way of an EICR electrical test is recommended.
4. The gas central heating system should be fully tested by a Gas Safe registered engineer prior to exchange of contracts.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The subject property is a semi detached Grade II Listed three storey house with small lower ground floor cellar.

The property appears to have been extended to the side right incorporating a garage and bedroom 3 and a bathroom above. The age of this extension is not known but may well date back to the 1960s.

Approximate year the property was built

1725 - 1725-1750

Approximate year the property was extended

1960

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The property is constructed to a traditional period timber framed specification with 220mm brick solid walls to front and 360mm brick walls to rear with tile clad elevations to upper floors which we assume are timber framed.

Timber framing was evident at ground, first and second floor.

The ground floor is of solid brick or concrete construction with a floating timber plank floorboard finishes. We assume very limited ground floor void.

Floor tile cladding was noted within the kitchen.

Carpets were noted within the cellar. The cellar appears to have been rendered with a cement based render, this contravenes listed building consent. There is no breathability with cement based renders. The cellar has a condensation problem, with an extractor fan fitted and a dehumidifier. The windows do not open. Rectification work under LBC is required here.

The internal partitions are predominantly of structural period timber framed specification.

The roof is an original handmade timber cut rafter specification. The roof tiles are predominately manmade clays and there is no underlay provision and we therefore assume that the roof tiles probably date back 100 or 125 years. Clearly patch repair has occurred from time to time over the years and this was noted from our roof void inspection.

The garage and utility room are of solid brick construction with a pitched and tiled roof. There is a small flat felt roof over bedroom 3 bathroom.

There are two brick chimney stacks. The side left chimney stack is shared with the neighbouring property and has two chimney pots and the side right chimney stack has three chimney pots.

The inglenook style open fireplaces within the left side sitting room and larger right side sitting room have been provided with steel flues and hoods to improve fire draw and fireplace functionality. This means



About the property

Construction

that the upper floor fireplaces are now redundant.

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								1
Ground	2			1	1	1		
First		5	2					
Second		1						
Third								
Other								
Roof spaces								

Means of escape

Means of escape is via ground floor front and rear doors.

There is no potential for means of escape at upper floors via first or second floor bedroom windows. These have poor opening and closing function and are too small for normal adult access.

We noted that the mains operated smoke alarms have been removed. Mains operated smoke alarms should now be reinstated to allow occupants the earliest possible warning of smoke and fire initiation so that occupiers can make a speedy and safe exit via ground floor doors.



Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

C70

Issues relating to the energy efficiency rating

I confirm that I contacted the Energy Assessor, Mr Neil Webber prior to my inspection. A C70 rating for a Listed Building seems wholly unlikely and it is assumed that this EPC assessment is incorrect.

If the EPC rating is important to you we recommend that a new assessment is carried out prior to exchange of contracts, so that you can be fully aware of the inefficiency of the energy rating for this property. High heat loss and high fuel bills should be anticipated.

Whilst the requirements of EPC upgrading to improve energy efficiency does not fully comply with Listed Building status, an EPC is required on all residential domestic dwellings and it is incorrect to say that an EPC is not required on a Listed Building. The requirements to upgrade the EPC rating are therefore subject to Listed Building consent and may not be appropriate.

Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

None.

Other energy matters

The EPC rating for a property is becoming very important, as the country moves towards a 'net zero' ambition. As and when improvements to the property's thermal insulation are carried out photographic evidence and contractor documentation (e.g. invoice) must be taken and obtained so that this can be evidenced by the EPC Assessor. The aim should be to achieve a C Rating, so that any future restrictions are not imposed on the property's access to the best energy tariffs, insurance premiums,



Energy efficiency

Other energy matters

council charges and mortgage rates.



Location and facilities

Grounds

The subject property has a large sloping triangular garden to rear.

There is a small pond and two large yew trees. One of the yew trees in the rear right corner has a tree house.

The neighbouring property, 43a appears to have replaced the timber fence panel to the side left boundary.

The property benefits from onsite parking to front with a 5.4 metre depth from the garage door to the boundary and 5.3 metre width between pagoda post supports. Extreme care should be taken when exiting the drive onto the highway.

Location

The subject property is located within St Peters Hill Conservation Area and within normal walking distance to Reading and Caversham village centre.

Facilities

A good selection of retail and business facilities can be found within Caversham centre. Reading station is easily accessible by foot.

Local environment

We found no evidence of Japanese Knotweed within the boundary of the subject property.

The subject property is not known for surface water flooding.

The local geology in this area is chalk which will have good drainage and ground stability.

You will clearly be aware of the busy Church Road fronting the property and congestion should be anticipated during morning and evening periods.

Other local factors

None.

D

Outside the property

Outside the property

Limitations on the inspection

A visual inspection of the front, side and rear of the subject property was undertaken from ground level. An inspection within the boundary of Auburn Court was undertaken.

D1 Chimney stacks

The subject property has two brick chimney stacks which we assume are original to the subject property.

1

The side left chimney stack has two chimney pots.

There is a lead flashing around the chimney stack base.

The structural integrity of the chimney stack appeared to be satisfactory.

Normal maintenance is required here only.

The side right chimney stack has three chimney pots and has a slight inward lean which is well within acceptable tolerances and may well have occurred many years ago.

Again, normal maintenance to the brick and mortar fabric is required only.

The flue linings were not opened up for inspection.

You will note both small sitting rooms to the left and the larger sitting room to the right have metal flues and hoods to improve draw and inglenook fireplace efficiency.

The operational function of the open fireplaces to ground floor was not tested.

Condition rating 1.



Right side stack



Left side stack

D2 Roof coverings

The roof is pitched and creates a complicated three valley, four pitch roof structure to rear.

3

The roof tiles appear to be mainly of manmade clay plain tiles which are likely to have lower density and more vulnerable to weathering and frost action.

Outside the property

Patch repair to the roof tiles has clearly occurred over the years, with some machine made tiles noted, these will need to be replaced with reclaimed man made clay tiles.

From within our roof void inspection we have come to the conclusion that very significant restoration of the roof tiles is now required due to missing nib tile nails and corrosion to nail security.

We have endeavoured to reflect the effect on value of the roof tiles in our mortgage valuation report to your mortgage lender.

We confirm that the cost of recladding or restoration of this large and complicated roof cannot be established until you have purchased the property and you have made representations and received advice and communication from the Conservation Officer within Reading planning department.

The reason that the cost cannot be established prior to purchase is that we are unable to find out how many of the existing tiles can be reused which will have a very significant impact on the cost of sourcing salvage manmade tiles.

Purchasing this property with this unknown cost is clearly a significant risk which you need to reflect upon prior to purchase.

There is no underlay to the roof tiles which acts as a secondary barrier. It is therefore very important that roof restoration or recladding is considered as part of your purchase decision because there is no secondary layer to prevent damp penetration to second floor or first floor accommodation, were roof tiles to fail as a result, potentially of an autumn or winter storm. This is likely to be the highest cost were you to purchase this property.

Recladding or restoration of this large roof area would necessitate scaffolding and weather cover, this can be very costly and needs to be factored into to your purchase decision.

Condition rating 3.

Flat Roof

The subject property has a small flat felt roof over bedroom 3 bathroom.

It is likely that this felt is coming towards the end of its performance life and we recommend that this felt roof cladding is replaced with a lead roof cladding, to a heritage grade conservation standard. Insulation should also be requested, within the flat roof structure as part of this restoration, subject to consent.

As this is likely to be costly we recommend you obtain cost quotes for flat roof recladding with a lead roofed external finish. The flat roof area is approximately 10sqm.

Condition rating 3.

Outside the property



Rear roofs



Three valleys



Roof tiles loft



Poor tile condition

D3 Rainwater pipes and gutters

The property has predominantly cast iron gutter channels and downpipes. Some plastic gutter channels were noted to the rear and these should be replaced with cast iron heritage grade specification.

Gutters are often neglected and gutter channels and downpipes can become blocked very easily especially when moss and leaf litter accumulation is not removed prior to the onset of winter.

The property clearly gives the impression that the vendors have not undertaken significant and diligent maintenance to the subject property since their ownership in 2021.

We would recommend that all gutter channels and downpipes are cleaned through by a suitably competent contractor and gutter channel junctions checked for the heavy gutter channel support brackets, to confirm strong enough to support the imposed cast iron gutter channel load.

Condition rating 3.

3

Outside the property

D4 Main walls

3

The external walls to the front are of 220mm solid brick construction.

The rear walls are of 360mm solid brick construction and we assume that the first floor rear tile clad elevations will have a period traditional timber framed structure with inset brickwork painted on the outside with a modern emulsion and finished with a plaster internally.

220-360mm solid brick construction is commonly found in period construction and timber framing thin walls to rear first floor which are tile clad will allow significant heat loss and impair the EPC rating.

The structural integrity of the external walls appears to be satisfactory.

There is a large wisteria to the front wall which has been allowed to grow unrestricted and the roots have caused damage to the brick inset footpath. This clearly has the potential for creating distress within the front wall and damp pathways. The wisteria should be significantly cut back.

There is a tie bar to the front elevation which appears to be of some significant age and may well have been used as a precaution to tie in the front elevation to the internal floor structure. The tie bar appears to be restraining outward wall movement.

You mentioned prior to my inspection your concern with regard to the paint application to the front and rear. It appears that multiple applications of modern emulsion have been applied to the wall to both front and rear but are now in neglected condition.

The most important point of period properties known as traditional construction is their ability to breathe. The breathability of the wall is impaired by modern emulsions, plasters, renders and paints. We recommend that as part of your restoration of this property, that the emulsion is carefully removed either by gentle hand scraping or brushing. Electric tools should not be used for this process as it can cause damage to the historic brick wall surface. This work will be very labour intensive.

Whilst the removal of all the paint application is not possible without damage to the brick surfaces, encouraging breathability of the brickwork is the most important aspect of any future paint application. Heritage paints such as limewash and clay based paints will be something that will improve breathability and reduce the potential for entrapped moisture within the structure.

Rear wall tile restoration should be undertaken as and when the roof tiles are restored or re-clad, taking advantage of the scaffolding required.

We assume that there is no insulation within the rear tile clad elevation to upper floor walls.

Properties of this age are unlikely to have any form of effective damp proof course.

Damp will be found within all ground floor walls as a result of the absence of any damp proof course and high external ground levels.

The provision of a retro-fit damp proof course is unlikely to be permitted under Listed Building consent.

The lowering of the external ground levels is often the best way to reduce dampness within ground floor walls in heritage buildings, which allows brickwork currently beneath ground level, to dry out and breathe naturally. This method of creating a shingle filled trench to the front and rear walls is recommended.

We will discuss the garage and utility room structures and damp under the garage section below.

Condition rating 3.

D

Outside the property



Tie bar front



Front door hood



Rear walls



Tile hung walls rear

D5 Windows

The property has a mixture of metal casement and timber casement windows. Some of the windows are timber sash sliding units.

3

The windows are age worn and neglected.

Careful restoration of the outside timber and metal work window joinery is now required after long term neglect. As this is likely to be costly we recommend you obtain cost quotes for this by a conservation grade contractor prior to exchange of contracts.

The windows will have poor thermal retention and security.

We have advised above that means of escape via first or second floor windows is not an option due to their size.

It is likely that restoration of the windows will be costly.

We recommend that you consider replacing the secondary glazing with modern heritage grade secondary glazing to improve sound and thermal insulation and security.

It is important that heritage grade secondary glazing is specified.

Outside the property

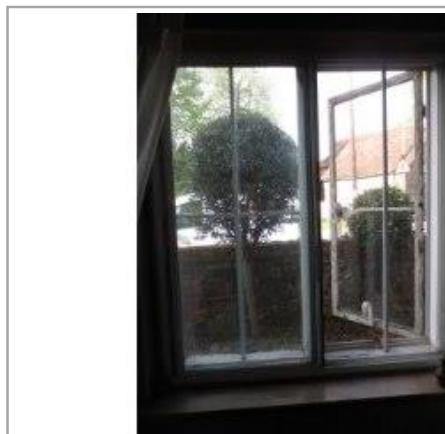
It appears over the years that modern, factory made float glass has been installed, to replace defective or broken handmade glass. The glass to be used should be heritage grade conservation glass. The Conservation office will be best placed to advise on the glass type options.

Some of the windows were noted to have been painted up which will require easing to facilitate easy opening and closing function. The painted up windows were noted within the larger sitting room to front. The windows have a wide range of functionality and neglect.

Condition rating 3.



Poor window joinery



Metal casements



Kitchen windows

D6 Outside doors (including patio doors)

The front door is of timber specification. The rear main door appears to be of period hardwood specification as does the large sitting room double doors to rear. The large sitting room double doors have double glazed panes which probably date back to the 1990s. It is unlikely that these doors obtained Listed Building consent.

The double doors to the rear from the main sitting room have a defective Chubb lock which could not be opened.

3

D

Outside the property

The side door into the garage is not a fire door and may well have been specified in the 1990s as it appears to be of a similar type to the double doors to the rear sitting room.

To comply with fire regulations a self-closing fire door is required between the garage and habitable accommodation. Consent will be required.

As with all period heritage grade external joinery stains and moisture porous paint applications should be used only. Any change to the colour or paint application should not be undertaken without notification of the Local Authority planning department which will require a Certificate of Lawfulness of proposed works.

Some adjustment to the door lock, latch and hinge mechanisms will be required and spray lubrication should be carried out from time to time to improve functionality, once restoration has been undertaken.

Condition rating 3.



Rear doors



Bed 3 door



Front door hood



Front door

Outside the property

D7 Conservatory and porches

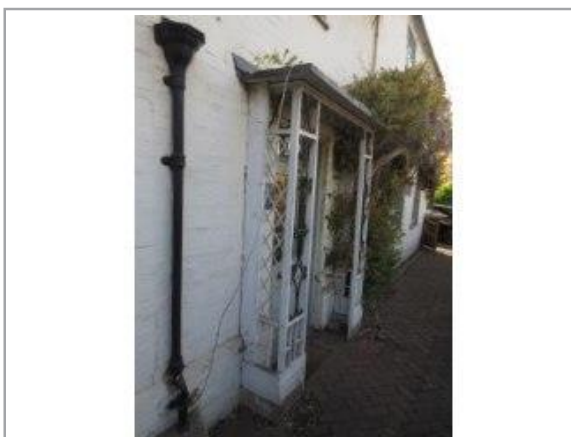
The subject front door has a small lead canopy hood and timber framing and inset metalwork to create a decorative effect around the main entrance door.

2

Cosmetic restoration to the timberwork is now required using heritage grade paints.

Condition rating 2.

Images for **Porch**



Front door hood

D8 Other joinery and finishes

None.

NI

Condition rating NI.

D9 Other

None.

NI

Condition rating NI.

E

Inside the property

Inside the property

Limitations on the inspection

A visual inspection internally within the cellar, ground floor, first floor and second floor was undertaken. A roof void inspection was undertaken from bedroom 2 but access is restricted due to the absence of floor boarding. An inspection from the bedroom 2 eaves hatch was undertaken. Floor voids were not opened up for inspection.

Flues were inspected from ground floor only.

Many areas within the property have been lined with modern plaster, plasterboard and softboard which were not removed and we are unable to establish what lies behind these modern inserts. Some of the ceilings have plasterboard and textured finishes which again were not removed and we are unable to comment upon the material or the heritage fabric that remains hidden. Extreme care will be need to remove the modern wall and ceiling linings, so as not to damage the historic fabric that may remain hidden.

E1 Roof structure

Access to the loft is via bedroom 2 eaves cupboard.

This gives a good view of the handmade original roof frame.

From our external and internal inspection the roof frame appears to be maintaining structural integrity.

The roof does not have an underlay as advised above and we have therefore assumed that no roof retiling has been undertaken for between 100 and 125 years.

We have advised our concern with regard to the age deterioration of the manmade roof tiles, the absence of suitable roof tile peg fixings and age deterioration generally.

As there is no underlay this makes the roof cladding vulnerable to wind damage and blown rain and snow ingress affecting first and second floor accommodation.

The very significant cost and restoration or recladding of the roof is now justified. We have advised that the cost of this work cannot be established without purchasing the property, as advice with regard to the extent of reusable and salvageable of the roof tiles, will not be established without consultation with the Conservation Officer. The Local Authority planning departments do not provide advice to potential purchasers of Listed Buildings as they do not have the resources to provide a free advice service.

This means that if you do choose to purchase this property there is a very significant cost which you cannot establish until you have purchased the property.

The roof has three valley gutters and a complicated roof design to rear.

We have advised at the beginning of this report that it is likely that the restoration or recladding of the roof tiles will be your most significant cost and risk in purchasing the property.

The EPC suggests that 300mm of insulation has been incorporated within the roof but this was not noted.

We have advised that the EPC we feel does not reflect in any way the energy performance of this building.

The bedroom 2 roof frame appears to be maintaining structural integrity with purlin and prop supports noted.

One of the advantages of this property is that internal partition alteration appears not to have been carried out to any significant extent and therefore the roof frame which obtains its support from the timber framed structure at ground and first floor remains much as originally designed.

3

Inside the property

Roof frame weakness and distortion is therefore more likely when alterations at ground and first floor are undertaken inappropriately.

The stripping and recladding or restoration of this roof could be undertaken with the provision of a felt underlay. Modern manmade synthetic fibre breathable underlays are not widely recommended as these can create dangerous habitats for a protected bat species. Within the limits of our inspection we did not note bat habitation within the loft but a restricted inspection was undertaken, but this could change over time.

Please be aware that any roof restoration or recladding will require significant scaffolding and property protection which will be very costly, on top of the roof tile restoration work.

Condition rating 3.



Bed 2 roof frame



Bed 3 eaves void



Poor tile condition

E2 Ceilings

The ceilings within the Listed Buildings should all be lath and plaster.

Lath and plaster ceilings were noted predominantly throughout the property at ground, first and

3

Inside the property

second floor.

The lath and plaster ceilings are in significantly age worn condition. Within the kitchen plasterboard has been incorporated and this was also noted within the rear sitting room area adjacent to the cloakroom.

Plasterboard was also noted within bedroom 3 ceiling which is the 1960s extension.

Softboard ceilings have been incorporated within bedroom 2, one assumes to provide some limited insulation to this uninsulated second floor accommodation.

The provision of modern materials, notably plasterboard or softboard will not comply with Listed Building consent. Careful removing this material and reinstating lath and plaster is required.

You will note that within the cloakroom Artex type textured ceilings have been incorporated which may have a small asbestos content. We recommend that this plasterboard textured ceiling is removed as part of your restoration.

Woodchip ceiling lining paper has been incorporated within bedroom 4 which is difficult to remove and significant damage will be caused to the lath and plaster ceiling if removed. This will create a significant cost in the restoration of bedroom 4 in particular.

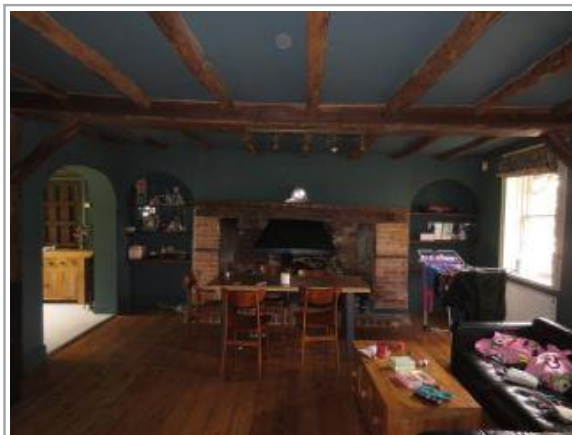
Often heavy woodchip linings are applied to old lath and plaster ceilings to bond the weak plaster into position. It is anticipated that very significant restoration to internal ceilings will be required as and when rooms are next redecorated.

Softwood and plasterboard ceilings should all be removed carefully to expose one hopes the original lath and plaster ceiling structure.

Condition rating 3.



Cloakroom artex.



Main sitting room

Inside the property



Bed 1 wall & ceiling



Bed 3

E3 Walls and partitions

The majority of internal partitions are of period timber framed specification with, we assume, either lath and plaster internal panelling or brick panelling.

3

All of the walls have either been finished with a plaster or softboard lining which prevented an inspection of the original infill between the partition timber framing. Clearly very significant restoration works are required to the internal partitions to carefully remove modern materials to expose and restore the lime plasters and brickwork that may exist now hidden behind these modern linings.

The partition between bedroom 5 and 6 is in very poor condition and needs full and thorough restoration.

Original wall plasters will often be covered by non-compliant modern materials, so removing the modern material should co-exist with original wall lining restoration. This will be costly and should be undertaken only by a specialist heritage trade.

We have advised above that the external ground level walls will have varying levels of damp as was noted from damp test carried out. A chemically injected damp proof course will not be permitted within a Listed Building and it is recommended that external ground levels are lowered at least 150mm to front and rear creating a shingle filled trench to allow brickwork and masonry currently beneath ground level to dry out and breathe.

The ground floor is not of suspended timber board on joist type and therefore there is no potential for timber decay within hidden sub floor areas.

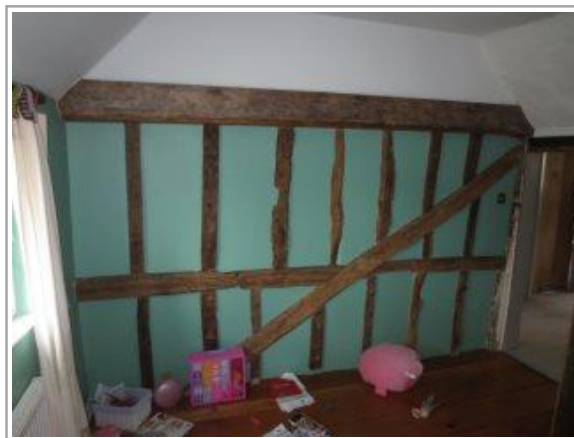
Replastering internally within a Listed Building should only be undertaken with heritage lime plasters by suitably competent and experienced heritage asset contractors.

Condition rating 3.

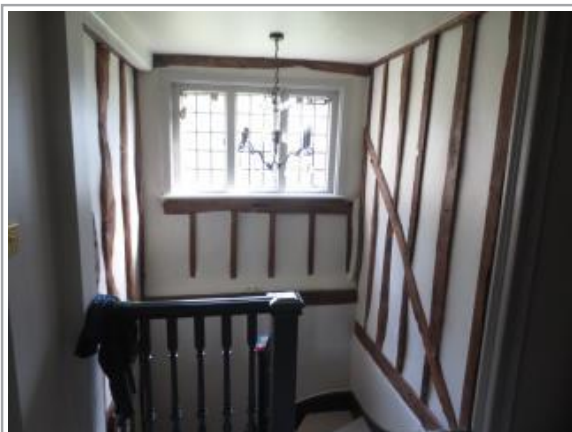
Inside the property



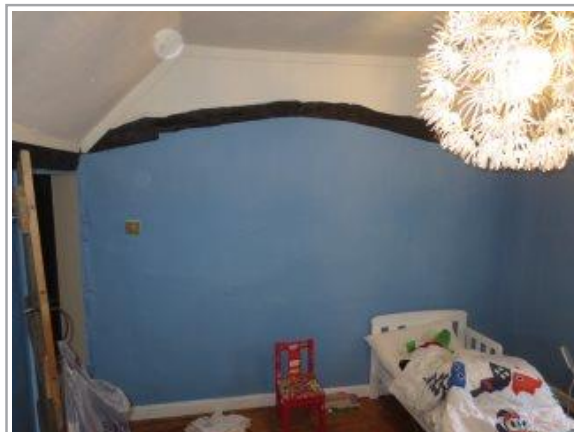
Door to garage.



Bedroom framing



Rear wall framing



Bed 5,6 partition

E4 Floors

The ground floor we assume is either of brick on earth or solid concrete construction with timber plank finishes predominantly with ceramic tiling and some carpets noted within the kitchen and rear sitting room areas.

The ground floor is generally firm and level and capable of accommodating normal domestic loads.

The provision of ceramic tiles within the kitchen we assume would not comply with Listed Building consent and we assume was installed as part of the kitchen refit.

Carpets should not be used on ground floor Listed Buildings as this has the potential to sweat as there are no damp proof membranes within the ground floor structure. This is also the case for the cellar which has been lined with a cement based render to walls and has a carpet floor. The tenant advises that the cellar is damp with high humidity and the dehumidifier needs to be operating all the time to avoid condensation mildew staining accumulation.

You will note that the cellar window does not open and there is a basic electric extractor fan to provide some form of air change and ventilation within this particular room. This is totally unsatisfactory and restoration of the cinema room back to a cellar will be required and again, listed building consent will be required.

3

Inside the property

The cellar was never designed for habitation and has not been formally tanked.

No Listed Building consent will have been obtained for this upgrade of the cellar into some form of cinema room.

The cellar ceiling joists have different heights, this appears to be long established and may be a design feature for the floor above.

The upper floors are of suspended timber board and joist type.

As is common with period properties the upper floors show greater signs of undulation and floor sloping and this is quite normal for a property of this age and type.

It is unlikely that the floors at first and second floor will have been level when the property was constructed. Internal floor joists and beams will have been hand cut and may well have been reused from older buildings.

Living in a Listed Building does necessitate acceptance of these old property quirks and imperfections. This is often referred to as period property character.

Some floorboards will require restoration and repair, notably within bedroom 5 where the door floor threshold is weak.

Properties of this age will have had beetle activity over many, many years causing weakness to the floor joist and floorboard timbers. This must be expected. Ongoing repair and restoration to suspended timber floors must be anticipated and budgeted for.

Your legal adviser should enquire whether any timber treatment for beetle activity has been carried out on the property.

We confirm that we have not opened up suspended timber floor structures and are unable to confirm the extent of any beetle activity but beetle activity will have existed compromising floor joist and floorboard integrity.

Clearly there is a risk in buying a Listed Building with these historic issues.

Condition rating 3.



Cellar carpet sweat



Cellar dehumidifier

Inside the property



Kitchen

E5 Fireplaces, chimney breasts and flues

The property has a small sitting room to the left and a large sitting room to the right. Both inglenook fireplaces have metal hoods inserted to improve fire operation and smoke draw up the chimney.

3

Your legal adviser should enquire whether Listed Building consent was obtained for this alteration.

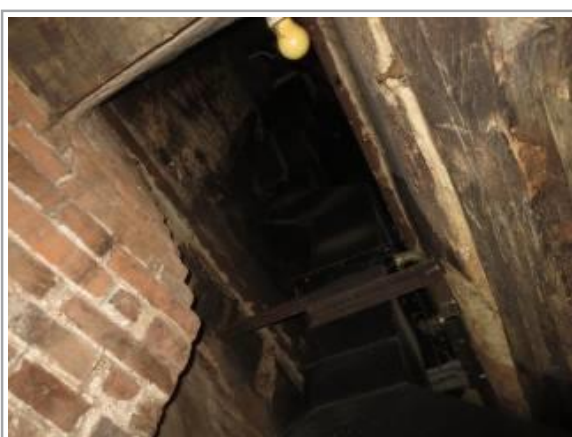
The provision of this continuous flue from ground floor to the chimney stacks externally now makes the upper floor chimney breasts redundant. It appears that bedroom 1 fireplace remains open and has been covered by the tenant's furniture.

All the chimney masonry remains in situ and has not been removed.

A corbelled chimney breast base was noted within the cinema room.

The open fireplaces were not tested or operated during our inspection and we are unable to advise with regard to their performance and function.

Condition rating 3.



Flue left sitting Rm



Flue right sitting Rm

Inside the property



Left sitting room.

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

The kitchen appears to have been replaced in recent years including the floor finish with a ceramic type tile.

1

The kitchen units were found to be in generally satisfactory condition and functional for purpose.

The replacement of a kitchen or bathroom suites within a Listed Building does not normally require Listed Building consent unless structural alterations are carried out.

Condition rating 1.



Kitchen

E7 Woodwork (for example staircase joinery)

The internal joinery within the property clearly dates back to the original construction incorporating structural walls and ceiling joists and beams.

2

The internal structural frame appears to be satisfactory and consistent with its age.

It appears that very limited alterations have been carried out to the layout of the ground and first floor

Inside the property

which was good to note. The integrity of the period frame obtains its integrity from the three dimensional ground and first floor timber framed structure designed.

Some of the internal doors require adjustment as opening and closing is awkward.

Doors appear to have been replaced over the years, some with Victorian ledged and braced doors of varying styles.

The door to bedroom 5 has a door height of 1.65 metres.

The stairs were found to be generally firm and secure and capable of accommodating normal domestic traffic.

The balustrade at first floor appears to be of a hardwood specification and the age was not established. This is not original to the subject property but its age may predate the 1957 Listing.

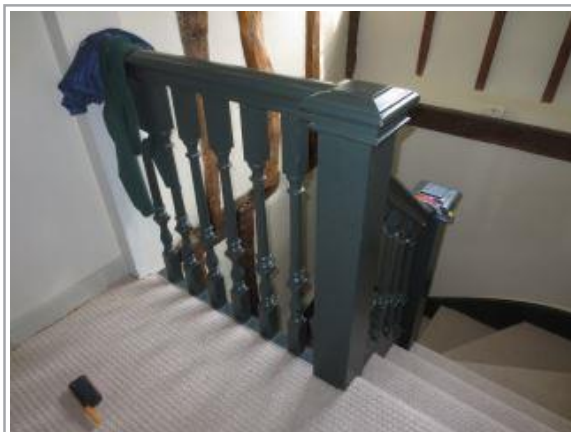
The balustrade has been painted with modern paints.

The stairs to second floor are steep with a handrail and should only be undertaken with good light and with care to prevent slips and falls.

Condition rating 2.



Stairs to bed 2



Landing

E8 Bathroom fittings

The cloakroom at ground floor and bathrooms at first floor including that to bedroom 3 appear to be of a design probably dating back 15 or 20 years.

3

The sanitary fittings appear to have generally satisfactory functionality.

The garage utility room sink unit does have running water but we assume that restoration within the utility room will be required removing the existing basic kitchen sink unit.

Some of the taps are clearly not used on a regular basis and have seized up and will require replacement.

You will note within the garage there is a damp patch to the plasterboard ceiling directly underneath bedroom 3 bath unit. Leakage is clearly occurring here and it is recommended that the plasterboard ceiling is removed and access to the underside of the bath is obtained and remedial works to any defective mastics or plumbing carried out shortly after occupation.

Inside the property

If this has been occurring for some significant period of time timber decay may be found once the plasterboard ceiling has been removed.

Extractor fans are recommended within cloakroom and bathroom areas.

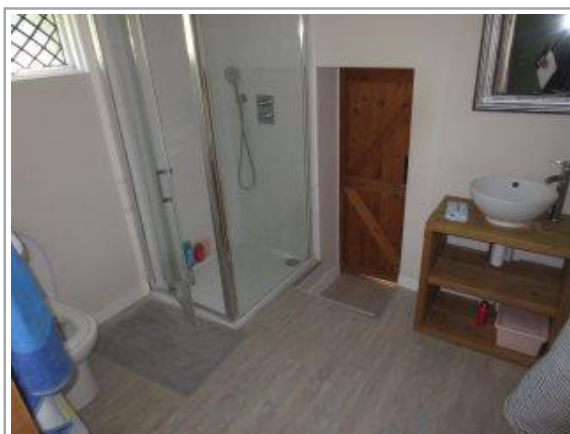
Condition rating 3.



Cloakroom



Shower room



Bed 3 shower

E9 Other

The cellar has been lined with what appears to be a cement based render application with a carpet floor. There is a radiator within the cellar. The windows have been sealed closed and there is a mechanical extractor fan to provide a change of air within the cellar.

The tenant advises that the dehumidifier needs to be operating all the time to reduce condensation within this particular room.

The period cellars were never designed for accommodation. Listed Building consent would have been required for the conversion of the cellar into what appears to be a habitable room.

We assume no such consent would have been obtained.

3

Inside the property

The significant cost of restoring this cinema room back to a cellar in compliance with Listed Building consent is now required. The cost of this work will be subject to the Conservation Officer's advice and recommendations with regard to how this restoration should be undertaken.

We noted that the mains operated smoke alarms have been removed within the property. New mains operated smoke alarms should now be installed by your chosen electrician.

A carbon monoxide alarm should be installed next to the gas boiler within the utility room. Carbon monoxide alarms should also be installed in both sitting rooms next to the open fireplaces.

We would recommend that you consider an intruder alarm system for the subject property. The windows and doors will have poor levels of security and intruder resistance and the provision of an intruder alarm system will compensate for this lack of security.

Condition rating 3.



Cellar dehumidifier



Cellar carpet sweat

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations on the inspection

A visual inspection of the accessible services was undertaken but no tests were carried out.

We understand that the property is tenanted and therefore the landlord will be under a duty to have the electrics tested along with the central heating system on an annual basis.

F1 Electricity

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

The subject property is connected to the mains electrical supply.

The electric meter and metal boxed consumer unit is located in a cupboard close to the stairs and kitchen.

The consumer unit was replaced in 2013.

Your legal adviser should confirm that a Part P certificate is available for this upgraded installation.

We recommend that the electrical system is thoroughly tested by way of an EICR electrical test prior to exchange of contracts to confirm safety and functionality.

We have advised above that some of the mains operated smoke alarms have been removed and these should now be reinstated.

Condition rating 3.

3

EM and CU

Services

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The subject property is connected to the mains gas supply.

A gas meter is located in the garage side right wall.

Where visible the gas meter and pipework appeared to be in satisfactory condition.

We have advised above that the property is tenanted and therefore annual test and inspection of the gas heating system, boiler, gas meter and pipework is required. Your legal adviser should obtain documentary evidence that the vendors have undertaken this inspection.

Condition rating 3.

3



Gas meter

F3 Water

The subject property is connected to the mains water supply.

The tenant did not know where the outside and inside water stop tap was located and it was not located during our survey of the property.

The vendor should advise as to the outside and inside water stop tap location and whether the subject property is connected to a water meter.

The property has a pressurised hot water cylinder which does not require header and storage tank facility. We found no evidence of header or storage tank facility within the loft.

Water pressures were found to be generally satisfactory. We have advised above that some of the taps are not used on a regular basis and have seized which makes the water pressure flow rate restricted. Tap replacement is recommended.

We found no evidence of plumbing leakage within the limits of our visual inspection.

2

Condition rating 2.

F4 Heating

The subject property is heated by a wall mounted gas Logic Heat 24 condensing boiler located within the utility room. **3**

The gas boiler is connected to wall mounted radiators via microbore pipes.

The radiators are non heritage type and are of basic specification.

You will note that the utility room is a cold and damp place. The provision of a modern gas boiler with complicated electrical circuitry within this cold and damp accommodation cannot be recommended and may well significantly shorten the gas boiler's life expectancy.

Hot water provision from the boiler from a cold unheated area to the main house will clearly reduce hot water temperatures via flow and return pipework.

You will note within the garage poorly fitting and supported plumbing with poor insulation provision noted.

We would recommend prior to exchange of contracts you instruct a suitably competent gas heating engineer to inspect the boiler and the plumbing and advise with regards to boiler relocation and enabling the boiler and hot water pipes to be retained within habitable accommodation which has a greater chance of retaining heat within the pipes.

Your legal adviser should obtain any installation certificates and guarantees and warranties for the gas boiler which we assume was installed by the vendors.

As and when rooms are redecorated and as part of your restoration you may wish to incorporate radiators more in keeping with a period property than the radiators that currently exist.

Microbore radiator pipes work at a higher pressure and are more prone to blockage.

You may wish to consider upgrading the central heating system, radiator and plumbing to more conventional small bore copper pipes.

Condition rating 3.



Gas boiler utility



Gas boiler



Poor pipe support.



Micro bore pipes

F5 Water heating

The hot water is heated by the gas condensing boiler located within the utility room as advised above.

The hot water is stored within a 175 litre pressurised hot water cylinder within the landing cupboard.

The hot water cylinder has a pressure vessel attached which appears to be unsupported and just leaning on the sloping airing cupboard shelving.

Gas boilers and pressurised hot water cylinders require an annual test and inspection. Your legal adviser should confirm that the gas boiler and pressurised hot water cylinder have been tested on an annual basis.

If the gas boiler and pressurised hot water cylinder have not been tested within the last 12 months then we recommend that you instruct a suitably competent Gas Safe registered engineer to inspect both the boiler and pressurised hot water cylinder.

Condition rating 3.

3



Hot water tank

F6 Drainage

The subject property is assumed to be connected to the mains drainage system.

3

There are two inspection chambers to the front and a broken cast iron inspection chamber to the rear. The rear inspection chamber cover was lifted carefully and the below ground drainage appears to be shallow but clear.

The front inspection chamber cover closest to the front right corner was opened and found to be blocked.

We would recommend prior to exchange of contracts that a CCTV survey of the below ground foul drainage system is undertaken and ascertain as to the cause of the blockage and the cost of any damage caused to the drainage pipework.

You will note that there is a wisteria growing to the front wall and roots are a very common cause of damage to below ground drainage.

It is very important that below ground drainage is kept watertight as leakage from below ground drainage can cause wash out to shallow foundations on period property causing structural movement.

Within the limits of our inspection we found no evidence of progressive movement as a result of below ground drainage leakage. This does not mean that the drainage is not leaking but must be tested and inspected before exchange of contracts.

Condition rating 3.

Services



Blocked front drain.



Broken drain cover.



Shallow drains rear.

F7 Common services

None.

NI

G

Grounds

(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

A visual inspection of the front, side and rear of the subject property was undertaken from ground level.

G1 Garage

The subject property has an attached double garage with utility room/store behind.

3

The age of the garage is not known but it forms part of the description of the property in Historic England's Listed Building commentary on the subject property.

From within the loft area it appears possibly that the garage was constructed in the 1960s.

The utility room has an in situ concrete roof and solid brick walls as does the garage.

The garage and utility room are in poor and neglected condition with very significant damp to walls. You will note that the utility room and the side garage is constructed beneath ground level and significant retained earth exists to the side right of the garage and right and rear of the utility room.

The best way to isolate damp walls is via a cavity tanking system. A mechanical tanking system may not be permitted. Listed Building consent will be required for this.

Timber decay was noted to the partition dividing the garage and utility room. Timber decay should be anticipated within the garage. Costs for remedial work are likely to be high.

We have advised above that there is damp staining to the garage ceiling directly underneath the bedroom 3 bathroom and again the plasterboard should be carefully removed providing access to the plumbing underneath the bathroom and remedial works carried out as found necessary upon closer inspection.

The electric roller doors to front are operational.

The garage side door into the sitting room is not a self closing fire door and we recommend that this is installed with Listed Building consent.

Condition rating 3.



Garage



Garage neglected

G

Grounds (including shared areas for flats)



Garage damp



Decay garage wall

G2 Permanent outbuildings and other structures

None.

NI

G3 Other

We confirm again that we found no evidence of Japanese Knotweed within the rear garden.

A modern timber fence panel has been installed to the rear garden left side with 43a Church Road and we assume that the owners of that property installed this fencing.

The rear garden is surrounded by garaging from Auburn Court block of flats.

You will note that there is a tree house within the rear tree and Listed Building consent would have been required for this.

The rear garden is sloping which tends not to be particularly family friendly.

You will note that the front path is disrupted by the wisteria roots and we have recommended that the wisteria is significantly cut back and repairs carried out to the pathway and ground levels lowered to the front and rear reducing the potential for rising and lateral damp penetration.

The front wall brick and flint structure appears to be satisfactory. Restoration to the small entrance gate and side gate to the parking area is now required.

Condition rating 3.

3

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

Listed Building consent will have been required for the following:

1. Conversion of the cellar to habitable accommodation.
2. The construction of the garage in the 1960s. Post 1957 grade 2 listing.
3. The provision of double doors from the sitting room to the rear garden.

Listed Building consent will not have been obtained for softboard, plasterboard and gypsum plaster and cement based render applications within the property. These will need to be carefully removed.

Plasterboard ceilings within the accommodation will also need to be removed and lath and plaster ceilings restored or reinstated. This will be very costly and requires specialist heritage conservation trades.

H2 Guarantees

1. Timber treatment for beetle activity.
2. The installation of the modern gas boiler and pressurised hot water cylinder.

H3 Other matters

Your legal adviser should confirm with the vendors as to what they are aware of with regard to their purchase in 2021, whether any alterations have been carried out without Listed Building consent which they are aware of but have not corrected.

Your legal adviser is best placed to advise you with regard to any notification of enforcement action from the Local Authority for non compliance with Listed Building requirements.

The listed building non-compliance noted within this property, will require restoration, as part of any plans you have for alterations or restoration, therefore whilst your projects may be small, the conservation office/department may well require all non-compliance alterations and past works rectified as part of agreeing your own projects.



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

Risks

I1 Risks to the building

1. The roof tiles are in age worn and neglected condition. There is no underlay which acts as a secondary weather barrier. It is therefore vital that the roof tiles are either reclad or restored and this is likely to be the highest cost in your purchase decision should you decide to purchase this property.

I2 Risks to the grounds

None.

I3 Risks to people

1. Obtain an EICR electrical test of the electrical circuitry.
2. Confirm that the gas boiler was installed by a Gas Safe registered engineer including the pressurised hot water cylinder.
3. Reinstate mains operated smoke alarms on all floors.
4. Provide a self closing fire door between the garage and main living accommodation with Listed Building consent.
5. The old single glazed windows will provide poor levels of resistance to intruder access. We recommend that an intruder alarm system is incorporated in the subject property.
6. Carbon monoxide alarms are required next to the gas boiler within the utility room and next to the open fireplaces within both sitting rooms.

I4 Other risks or hazards

None.

J

Energy matters

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

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

Energy matters

J1 Insulation

The provision of insulation in the subject property is consistent with a Listed Building. The EPC rating of C70 we assume is incorrect and has been incorrectly assessed. This provides a misleading view as to the energy efficiency of this building which is likely to be poor.

A new EPC assessment should be commission on this property, if you wish to purchase this property.

The requirements of an EPC are becoming more important and it is likely that the Listed Building status of the subject property will prevent many of the significant thermal efficiencies that are now available for more modern properties. This will mean that the property will be costly to heat and in future may mean that demand and saleability for high heating cost properties diminishes over time as energy efficiency becomes more important to purchaser's purchase decision.

We assume that no insulation has been incorporated within the second floor bedroom 2. No insulation has been provided within the loft area.

There is no insulation within the rear upper floor tile clad rear elevations.

The ground floor will have no insulation built within its structure.

Insulation in bedroom 2 second floor and bedroom 3 above the garage will be cold and uncomfortable, with high heat loss. No insulation will be found within these bedroom ceilings and no insulation will be permitted. Insulation will be limited is it exists at all in bedroom 3 floor above the garage.

J2 Heating

The subject property is heated by a modern condensing boiler located within the utility room.

The boiler is located within a cold and damp location which will reduce the life expectancy of the boiler and cause hot water from the boiler to cool down before entering the property as it has to go through the cold utility room and garage before entering the dwelling. This is a poor design choice.

J3 Lighting

The EPC assessment indicates an 88% low energy lighting provision. The EPC rating is suspect and needs to be re-assessed.

J4 Ventilation

Ventilation within the cellar is poor. The provision of cement based renders to the cellar now means that the cellar cannot breathe and entrapped moisture is occurring. The window to the cellar is not openable and a mechanical extractor fan has been incorporated. The tenant advises that the dehumidifier has to work all the time to prevent build up of humidity within the cellar causing mildew staining and unacceptable comfort levels.

Ventilation elsewhere within the property is good by way of single glazed poorly fitting windows.



Energy matters

J5 General

None.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

1127088

Phone number

02087392040

Company

Kinleigh Folkard & Hayward Chartered Surveyors

Surveyor's address

KFH House, 5 Compton Road, Wimbledon, London, SW19 7QA

Qualifications

MRICS

Email

Surveyors@kfh.co.uk

Website

www.kfh.co.uk

Property address

43 Church Road, Caversham, Reading, Berkshire, RG4 7AG

Client's name

Mr M Sumner Mrs H Sumner

Date this report was produced

23 April 2025

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

Signature

Security Print Code [496972 = 8205]



What to do now



Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

Description of the RICS Home Survey – Level 3 service and terms of engagement

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents

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

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly

Description of the RICS Home Survey – Level 3 service and terms of engagement

to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations* 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

Description of the RICS Home Survey – Level 3 service and terms of engagement

- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

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



Description of the RICS Home Survey – Level 3 service and terms of engagement

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Description of the RICS Home Survey – Level 3 service and terms of engagement

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015*, in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.



Description of the RICS Home Survey – Level 3 (survey and valuation) service and terms of engagement

Complaints handling procedure

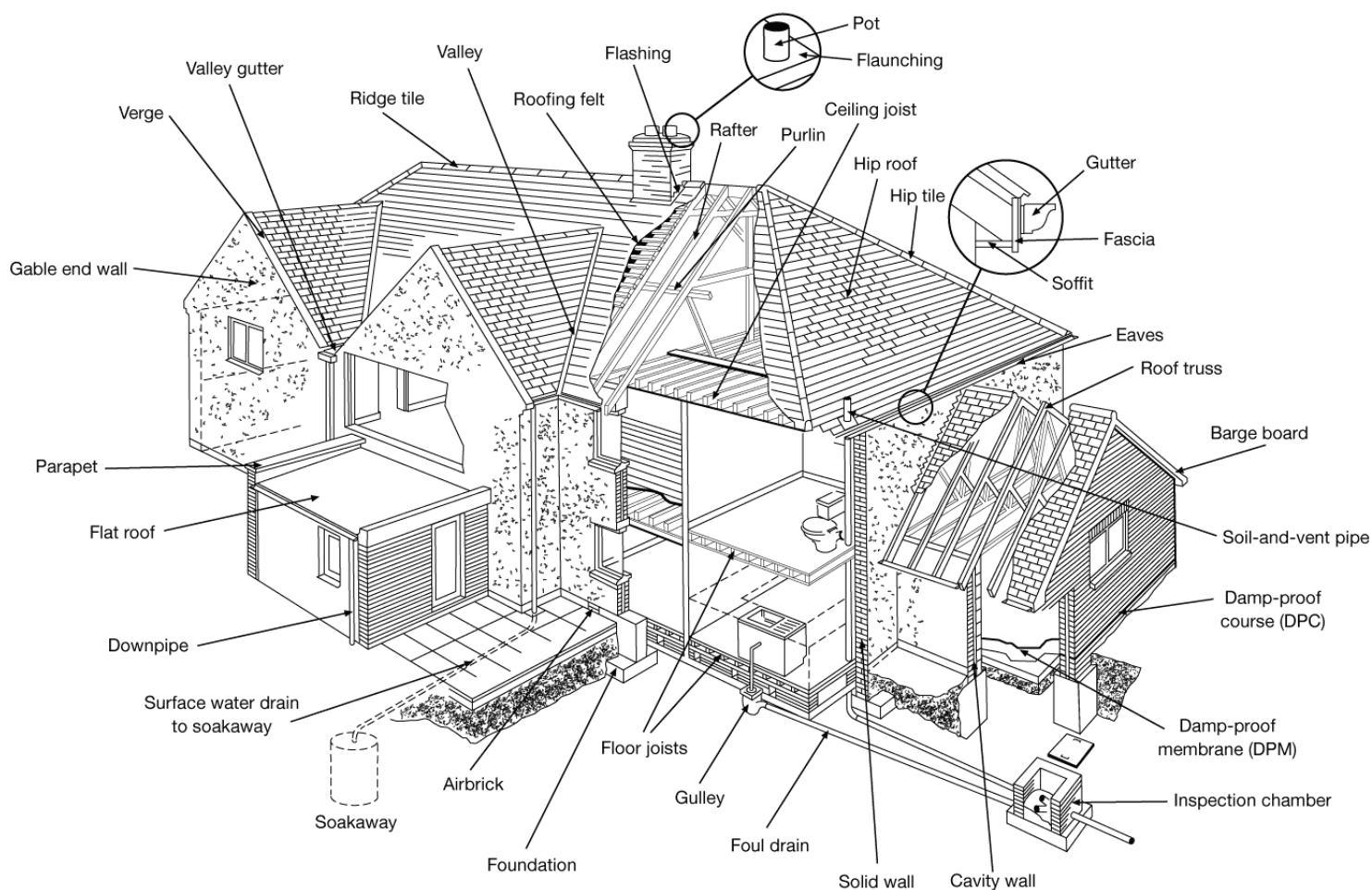
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

N

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.
Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Maintenance tips

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

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