

Contents

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

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

The RICS HomeBuyer Report is reproduced with the permission of the Royal Institution of Chartered Surveyors who owns the copyright.

© 2016 RICS

A

Introduction to the report

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

The HomeBuyer Report (Survey) aims to help you:

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey) Service' at the back of this report.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. 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 parts E, F, G and H, 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 as follows.

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

No repair is currently needed. The property must be maintained in the normal way.

NI

Not inspected (see 'Important note' below).

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

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 are not able to assess the condition of the inside of any chimney, boiler or other flues.

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.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

C

Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the 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.

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

Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. Some of these deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

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

3

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
	E5	Windows
F: Inside the property	F4	Floors
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
H: Grounds (part)		

2

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rain water pipes and gutters
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F6	Built in fittings
	F8	Bathroom fittings
G: Services		
H: Grounds (part)	H2	Other

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

C

1

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E6	Outside doors
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues
	F7	Woodwork
G: Services	G3	Water
	G5	Water heating
	G6	Drainage
H: Grounds (part)	H1	Garage

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

D

About the property

Type of property

The property is a three bedroomed detached bungalow.

The front of the property faces south east, and all directions given in the report are as viewed from the front of the property.

Approximate year the property was built

1930's

Approximate year the property was extended

1980's

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1	3	1		1				
First									
Second									
Third									
Other									
Roof space									

Construction

The property is built using traditional materials and techniques comprising solid brick and cavity walls beneath hipped tiled and flat roofs. The floors are a mix of solid construction and suspended timber.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

D

About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy efficiency rating

D59

Environmental impact rating

E52

Mains services

The marked boxes show that the mains services are present.

Gas

☒

Electric

☒

Water

☒

Drainage

☒

Central heating

Gas

☒

Electric

☐

Solid fuel

☐

Oil

☐

None

☐

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

Not applicable.

Grounds

At the front of the property is an area of fore garden. Behind the property is a rear garden and detached prefabricated garage, accessed by a service road at the rear.

Location

The property is located in an established residential location in Bilston. Nearby towns include Dudley 3.5 miles and Walsall 5.6 miles. Wolverhampton city centre is 4 miles.

Facilities

The local facilities include schooling for all age groups, access to small and larger retail outlets and good transport and public transport links. You should familiarise yourself with the locality prior to exchange of contracts.

Local environment

The property is inside the coal mining reporting area. You should ask your legal adviser to obtain a search from the Coal Authority. (See section J2/I3)

The property is built near to land with former industrious uses. You should ask your legal adviser to obtain an Environmental Search. (See section J2/I3)

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

D

The property is in an area that has clay sub soils that could affect the stability of foundations. (See Section J1 Risks).

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E

Outside the property

Limitations to inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only. Hi-Cam photography was used where possible to a maximum height of 10m.

A random sample test of windows was undertaken.

The view of the external right-hand wall and roof covering was restricted due to the boundary proximity.

E1 Chimney stacks

1 2 3 NI

The property has chimney stack built of brick on the right-hand side of the extension. The stack has a cement render. This serves the gas fire beneath. There is lead waterproofing which meets with the roof covering to provide water-tight seal. There is a TV aerial and satellite dish secured to the stack using a galvanised wire, as not to damage/penetrate the stack.

1

On top of the stack is a chimney pot bedded in 'flaunching' (the cement mortar designed to allow water to run off and protect the junction with the chimney pots). There is a vented flue cowl.

The chimney stack was examined from ground level with the aid of binoculars, and a camera on an extended pole, for possible defects including undue movement, distortion, chemical or weather-related damage, brickwork, render and pointing damage and other evidence of failure.

No significant defects were noted, and the chimney stack was found to be structurally stable.

(Condition Rating 2).

The cement render on the stack requires external redecoration.

Chimney stacks serving the property previously, have been removed. (See also F5 Fireplaces, chimney breasts and flues).

The chimney stack should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E



E2 Roof coverings

Extension Roof

2

The rear extension has a flat roof covering. A solar reflective paint has been applied. The underside of the roof covering is concealed, but I could not see a leak internally on the ceiling.

There is evidence of previous repairs. I could see cracking and general degrading of the roof covering.

(Condition Rating 2).

Mineral felt roofs have limited life span (approximately 20 years) and are prone to sudden failure, therefore you should establish the age of the roof covering via your legal advisor in order that you may plan for future expenditure. (See Section I3). The flat roof will require replacing soon and you should obtain an indication of costs via an appropriately qualified person prior to exchange of contracts.

You may be required to upgrade the installation to create a Warm Roof. More information is available here: https://www.planningportal.co.uk/info/200130/common_projects/47/roof/3



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E



Bay Window Roofs

The bay windows are covered with mineral felt roof coverings with a lead drip. The underside of the roof covering is concealed, but I could not see a leak internally on the ceiling.

The roof coverings are similarly showing signs of wear. The dressing of the bay roof covering under the eaves on the left-hand bay window has become detached.

(Condition Rating 2).

You should follow the advice above.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E

**Property address**

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E



Main Roof

The main roof is hipped and covered with profiled interlocking concrete tiles secured to timber battens. There are half round tiles to the ridge and hips sections. The hip tiles are supported by hip irons. Beneath the roof covering is a secondary waterproof barrier which provides extra protection against water penetration and driving rain.

All tiles seen were in a serviceable condition with no evidence of any major failures or defects. The mortar beneath the hip tiles is complete and intact with no evidence of any major weathering. The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing.

(Condition Rating 1).

There is a slipped tile at eaves level in the rear right hand corner at the junction with the flat roof.

The roof covering has been replaced. You should ask your legal adviser you should ask your legal adviser to check whether the local council has granted building regulation approval for this work. (See also F1 Roof structure).

You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E



E3 Rain water pipes and gutters

The rainwater pipes and gutters are made from plastic. Rainwater is carried from the main roof into the gutters which discharge via the rainwater pipes directly into an underground drainage system and gully at the base of the wall. The gutters were examined for misalignment, blockage and over-spill.

2

The gutters are blocked and contained standing rainwater. The stop end sags in the rear right hand corner. There is a sag to the gutter at the front.

(Condition Rating 2).

You should ask an appropriately qualified person to firstly clear the gutters, then inspect and repair as required.

Gutters and down-pipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater goods should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E

**E4 Main walls**

The outside walls of the original house are built of solid brick. The walls have a cement render from around sill height upwards. The brick work is painted beneath. The walls have a barrier against dampness rising from the ground (called a damp-proof course or DPC). I could not see the original material used due to pointing and painted finish. A retrospective chemically injected damp proof course has been installed across the front and alongside. You should ask your legal adviser to establish if there are any guarantee in place for this and also establish the extent of these works. (See section I2)

The outside wall on the rear extensions are built from cavity construction (with an air gap between the inside and outside faces, called a cavity wall) with a brick faced outer skin. The walls have a barrier against dampness rising from the ground (called a damp-proof course or DPC). I could not see the material used due to pointing.

The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.

The DPC is at an appropriate height in relation to outside ground levels. Accessible areas of walling internally and other parts were inspected for signs of rising and penetrating dampness (visually and using an electronic moisture meter).

High damp meter readings were noted to the bay windows. (See also F4 Floors). There is some cracking to the mortar joints in this location. There are defects to the sill sections of the windows. (See E5 Windows). This is risk to the building. See section J1.

(Condition Rating 3).

You should deal with the issues reported in E5 Windows. The brick work on the bays should be inspected by an appropriately qualified person and repointed in mortar as required.

Generally, around the property localised repointing is required to the brick work.

Paint is flaking from the painted brickwork finish.

There is some cracking to the mortar joints where the extension meet the main wall on the right-hand corner. This is due to differential movement.

The expansion joint on the left is open, and should be sealed with a flexible water proof mastic seal.

There is cracking to the render on the left-hand side.

High damp meter reading were recorded to the left-hand side of the kitchen door. This is due to the brick arch externally allowing water to penetrate at the junction between main wall. This feature also bridges the damp proof course.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

3

E

There is a crack in the stone sill to the entrance. Additional support has been provided beneath previously. There is cracking to the mortar joints above the brick arch internally. Brick arches tend to want to flatten out under the effects of gravity and crack in this location are common.

(Condition Rating 2).

You should as an appropriately qualified person to inspect and attend to the defects reported above.

Air bricks are visible at the base of the walls. These are present to ensure adequate ventilation to the under-floor voids to minimise the build-up of moisture that can promote the development of rot and other defects in the materials that support the floors. It is essential that a free flow of air is maintained through the air bricks. (See F4 Floors).

The structural condition of the walls is satisfactory and there is no evidence of significant cracking, subsidence, structural movement or other failures that would indicate a rapidly developing problem.

(Condition Rating 1).

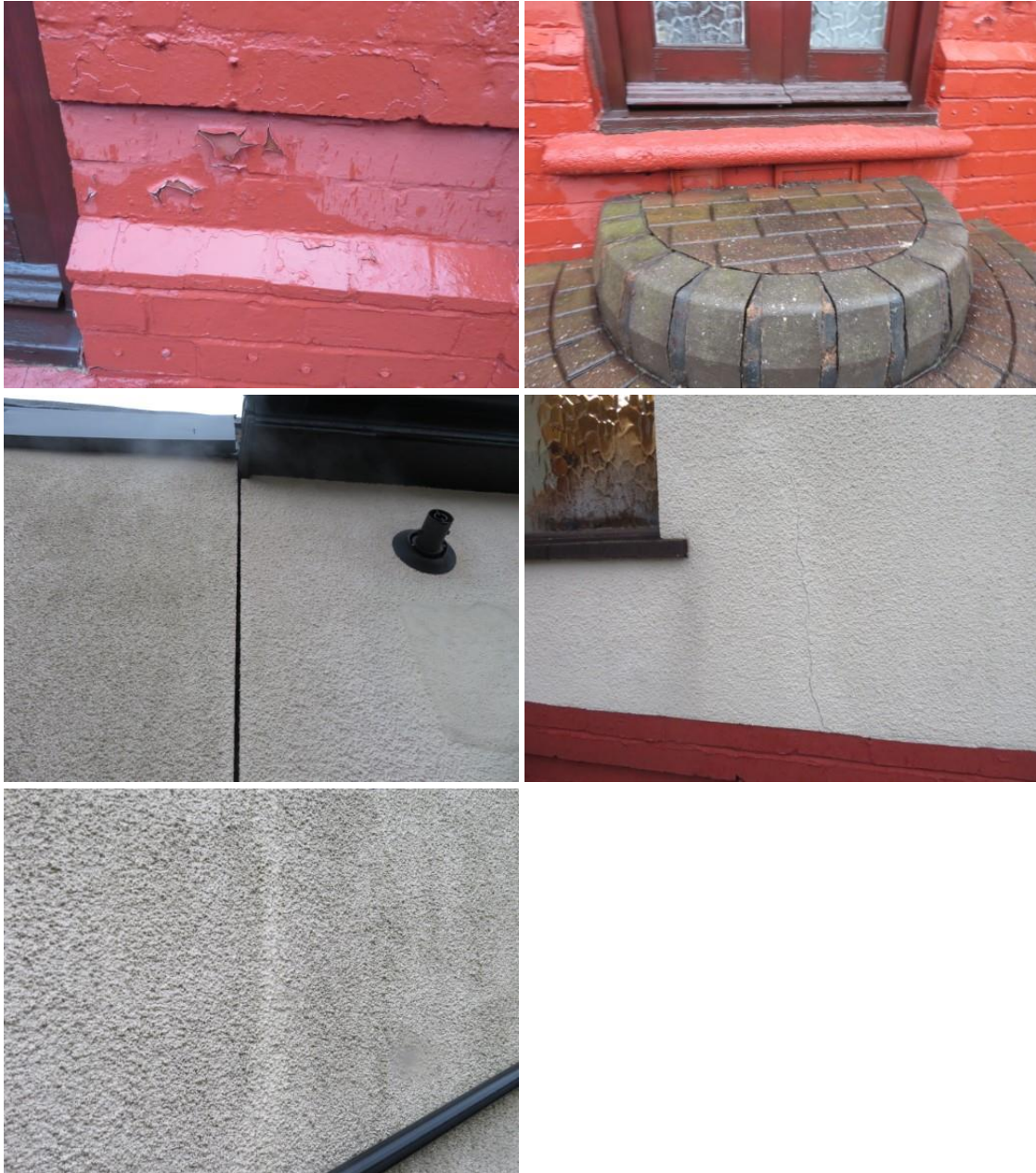
Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E



E5 Windows

The majority of the windows are made of timber with double glazed units. The window is single glazed in the kitchen. Single glazing is a safety hazard when broken. (See section J3). The windows were examined for general signs of degradation and failure including blown double-glazing units. Opening was attempted to a random sample of windows. The windows tested, functioned satisfactorily.

The protective finish and beading sections on the bay windows has deteriorated. There are splits in the sills. The sills are not pitched appropriately for rainwater to run off satisfactorily.

3

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E

(Condition Rating 3).

The defects noted above are causing dampness to the walls in the bays beneath. You should ask an appropriately qualified person to inspect these windows and advise you. You should consider replacing them with modern PVC equivalent windows to help improve safety, security and thermal performance.

The windows do not provide a suitable means of escape in the event of a fire from the bedrooms to current building regulation standards. This is a safety hazard. (See Section J3).

**Property address**

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E

E6 Outside doors (including patio doors)

1

At the front and side of the property timber panel single glazed doors. The doors were checked for normal operation. The kitchen door sticks in the frame due to seasonal expansion/contraction of the wood. No significant defects were noted.

(Condition Rating 1).

Single glazing is a safety hazard. (See section J3).

You may wish to consider upgrading the door with modern PVC equivalent doors to help provide better safety, security and thermal performance.

Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.

**E7 Conservatory and porches**

There are no conservatories or porches.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

E

E8 Other joinery and finishes

The external joinery consists of timber soffits and fascias to the original house. The fascias on the rear extension are plastic.

2

The timber soffits and fascias are weathered and require external redecoration.

(Condition Rating 2).

Outside decorations help keep the property in satisfactory condition. Without protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the outside surfaces should be decorated soon. consideration given to replacing all boards noted and soffit boards with modern uPVC equivalents.

E9 Other

Not applicable.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F

Inside the property

Limitations to inspection

Inspection of the roof space was restricted to those areas where crawl boards are provided.
 The roof structure on the single storey rear extension and above the bays is concealed.
 Fitted floor coverings, items of furniture and storage restricted the inspection of the main areas.
 Stored items within built in cupboards, wardrobes and kitchen units limited the inspection.
 A random sample of fitted kitchen units and drawers were tested.

F1 Roof structure

1 2 3 NI

The roof void is accessed via a timber hatch in the hall. The hatch is not hinged or insulated and there is no fixed sectional ladder to aid access.

The roof structure is built of traditional cut timbers comprising rafters supported by purlins in a ring formation.. The roof space has approximately 80mm of fibreglass quilt thermal insulation on the top of the ceiling. Staging is provided for the water tanks.

The extractor from the bathroom extracts moisture into the roof space.

(Condition Rating 2).

You should ask an appropriately qualified person to connect the ducting to the outside.

No significant defects were noted during my inspection and the roof was found to be structurally sound.

(Condition Rating 1).

There are a number of small wasp's nests in the roof space, although I did not see any wasp activity. If you see wasp activity in the future a pest controller may be required.

There is no ventilation provided to the roof space. Poorly ventilated roof spaces can create a damp environment, promoting rot and mould growth through condensation. Ventilation should be provided soon, and you should consider the installation of roof tile or soffit vents.

You should consider upgrading the level of fibre glass quilt insulation on top of the ceiling to 300mm. This will improve thermal efficiency and help to reduce heating costs.

The roof structure is fully concealed on the single storey extension and bay window and therefore I was not able to inspect this element.

(Not Inspected).

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F



F2 Ceilings

The ceilings in the original part of the property are made from original lath and plaster. The extension has a plaster board ceiling covered with lining paper. The ceilings were generally secure and even. There was some visible cracking and unevenness to some of the ceilings consistent with the age of the property.

1

There is some cracking at the junction of the ceiling with the wall in the entrance hall and in the bedrooms. The cracks do not appear recent, as the property has not been redecorated for some time. I expect that you will deal with this when you next redecorate. Due to the age and nature of construction these cracks may re-occur.

(Condition Rating 1).

Under normal use older 'lath and plaster ceiling' (usually before the 1940s) can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, you should expect more repairs in the future especially when you redecorate.

A textured decorative coating covers the ceiling in the kitchen. This may contain small amounts of asbestos fibres, but only a laboratory test can confirm this. If disturbed, it could be a safety hazard (see section J3 Risks). If the ceiling needs decorating or repairing, you may have to use a contractor experienced in this type of work or an asbestos specialist. In the meantime, the material should not be disturbed, sanded or drilled, without taking suitable safety precautions.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F



F3 Walls and partitions

The walls are a mixture of solid masonry with plastered finishes. The walls have painted and papered finishes with ceramic tiling in the kitchen and bathroom.

1

Accessible areas of walling internally and other parts were inspected for signs of rising and penetrating dampness (visually and using an electronic moisture meter) and no issues were found at the time of the inspection.

There is some cracking to the textured, plastered wall finish in the entrance hall. The cracks do not appear recent, as the property has not been redecorated for some time. I expect that you will deal with this when you next redecorate. Due to the age and nature of construction these cracks may be likely to re-occur.

The structural condition of the internal walls is satisfactory and there is no evidence of significant cracking, subsidence, structural movement or other failures that would indicate a rapidly developing problem.

(Condition Rating 1).

A textured decorative coating covers the walls in the Hall. See advice in F2 Ceilings regarding these coatings.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F

F4 Floors

3

The floors are a mixture of solid construction and suspended timber. A drop heal test was carried out throughout the property and the floors are in satisfactory condition with no signs of significant deflection or distortion.

Dampness was detected to the bay walls. (See E4 Main walls). I was able to test the timber floor boards in these sections and high meter readings were noted to the boards in the left-hand bay. I expect that the adjoining timber joist in the subfloor may be damp.

(Condition Rating 3). Further investigation Required.

Where walls are damp it is common for this to cause dampness to the adjoining timbers in the subfloor. You should ask an appropriately qualified person to inspect this further. This will be invasive and require the cooperation of the seller. In addition, you should also carry out repairs to prevent dampness to the bays and subsequent timbers.

Suspended timber ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents (air bricks) built in to the base of the main walls. It is important to ensure that the air bricks are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks. A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).



(Wood moisture equivalent to floor board in left-hand bay above 18% action level).

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F

F5 Fireplaces, chimney breasts and flues

The property includes a brick fire place in the sitting room. There is an inset gas fire. This is flued via the chimney breast and terminates at the top of the chimney stack. (See E1 Chimney stacks).

1

It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey.

The chimney breast were present in the two front bedrooms and where possible inspected for signs of dampness (visually and using an electronic moisture meter). No issues were noted. Ventilation has been provided to the flues.

(Condition Rating 1).

All heating installations should be serviced regularly (usually every year) by an appropriately qualified person (see section G4).

The chimney breast and stack above at the rear of the original house has been removed. Although I did not see any problems, you should ask your legal adviser to check whether the local council has granted building regulation approval for this work (see section I1).

**F6 Built in fittings (e.g. built-in kitchen and other fittings, not including appliances)**

The property has a fitted Kitchen providing wall and base units made of engineered wood with wood doors. The base units are mounted by a laminated roll edge worktop. A random sample of kitchen cupboards and drawers were tested for functionality and no defects were noted.

2

The kitchen fittings are dated and generally showing signs of wear.

(Condition Rating 2).

You may should consider upgrading the kitchen fittings. This improvement will make the property easier to sell in the future.

The hot/cold feed taps are he wrong way around on the kitchen sink to current building regulation safety standards. (See section J3).

Built in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water, gas pipes, and obscure dampness to walls and problems. You should plan for a higher level of maintenance with these older fittings.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F

There is no mechanical means of extraction to the outside. The lack of mechanical extraction can cause condensation within such rooms due to changeable temperatures, increased periods of humidity and lack of ventilation. Although there was no evidence of condensation this could change due to changes in occupancy levels and lifestyle. In order to assist in preventing condensation in the future you may wish to consider engaging a suitably qualified electrician to fit an extraction unit and to connect ducting to the outside.

**F7 Woodwork**

The internal woodwork includes such items such as: doors, door frames and skirting boards.

1

All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed. All internal doors were in a fair condition and working order.

(Condition Rating 1).

The glazing on the door to the sitting room and front left-hand bedroom is not made from safety glass. This is a safety hazard (See Section J3).

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present owners remove their fixture and fittings, and that some localised redecoration will be required. I expect that you have assessed the adequacy of decorations for your own purposes.

The property is of an age where there could be a lead content in the old paint finishes, but I have made no tests as this is outside the scope of this survey. Further advice can be found by visiting:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/221085/pb10_973-leadpaintleaflet.pdf

F8 Bathroom fittings

The bathroom is fitted with a range of sanitaryware. The fittings were checked for signs of damage, cracks, leaking pipes and other common defects. Sealant joints were checked for undue wear and failure. All fittings were checked for normal operation. No defects were noted.

2

The bathroom fittings are dated and generally showing signs of wear.

(Condition Rating 2).

You should consider upgrading the bathroom fittings. This improvement will make the property easier to sell in

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

F

the future.

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

There is mechanical extraction. Please see section F1 Roof structure.

**F9 Other**

Not applicable.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G

Services

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

Limitations to inspection

The incoming water service pipe could not be seen and hence no comments can be made regarding its condition or suitability.

Only visible pipework could be inspected internally. The pipes concealed within the structure could not be inspected. Also, low-level pipework in the kitchen and bathroom is concealed and could not be inspected.

A random sample test of the function of switchgear and lighting was undertaken.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

There is an underground mains electricity supply and the meter is in cupboard in the front left-hand bedroom. The meter provides a single rate of electricity. There is a replacement consumer unit next to the meter. It is not housed in a metal box to current electrical standards. The electricity supply was on when I inspected. There was equipotential bonding to the gas connection. I could not see any equipotential bonding to the water connect.

3

There was no evidence of a recent electrical inspection and I have not had sight of any test certificates therefore this is a safety hazard (see section J3 Risks).

(Condition Rating 3).

You should ask an appropriately qualified person to inspect the electrical system prior to exchange of contracts.

The provision of sockets appears inadequate by modern standards. We recommend that you consult with your electrical contractor and arrange to install additional outlets to suit your own requirements.

The installation of a new consumer unit is notifiable to building control under Part P of the building regulations. You should ask your legal adviser to obtain a copy of the installation certificate. (See Section I1)

Lighting

Lighting is a mixture of a fluorescent tube fitting in the kitchen, ceiling pendants and multi outlet light fittings. A random sample test of the function of switchgear and lighting was undertaken, and no issues were noted.

The light fitting in the bathroom is exposed. This is a safety hazard. (See Section J3)

(Condition Rating 3).

This should be replaced with a suitable IP rated concealed bathroom fitting to prevent water ingress and the risk of harm to persons.

Smoke Alarms

Battery operated smoke alarms are provided to the hall and sitting room. Ideally, mains wired, linked, combined smoke and CO alarms should be installed. A combined smoke and heat detector should be installed nearest

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G

the kitchen. (See Section J3).

Security Alarm

The property is fitted with a security alarm. The alarm has been decommissioned.

Electrical faults are now the major cause of accidental fires in UK homes. The installation should be checked every 10 years if owner occupied, every 5 years if it is let out, or on a change of ownership. It should also be checked whenever changes are made to the property or when accidents occur which affect the electrical system. The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use.



G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

A mains gas supply is connected. The meter and emergency shut off valve are located in a cupboard in the kitchen to the right of the sink. There is equipotential bonding to the gas meter. Gas is supplied to the gas central heating boiler, gas cooker and gas fire.

3

Much of the installation is concealed within the fabric of the building and inspection was limited to the visible parts. No testing was undertaken; however, the installation appears to be in working order with no significant defects or deficiencies.

There was no evidence of a recent test of the system and I have not had sight of any test certificates therefore this is a safety hazard (See Section J3).

(Condition Rating 3).

You should ask an appropriately qualified person to inspect the gas installation prior to exchange of contracts.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G



G3 Water

Mains water is supplied. As a general rule the section of the service pipe that links the water main in the street to the stop valve outside the property is owned and managed by the water company. The section of the service pipe leading from the stop valve outside your property to the point where it enters your home is the responsibility of the homeowner. This is known as the private or supply pipe. All the plumbing inside the property is the responsibility of the property owner.

1

I could not see an external stop valve outside of the property or in the pavement. The internal stop valve is in a kitchen cupboard at the rear. I could not see any equipotential bonding to the water connection.

Mains water is supplied to the kitchen and to the cold-water storage tank located in the roof space. The cold-water storage tank is supported by staging and the associated pipework is insulated using foam shrouds.

Where visible, the pipework is in a satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas.

(Condition Rating 1).

There is no protective lid on the cold-water tank causing sediment / debris to enter the tank. This is a safety hazard. (See section J3). I understand that you are upgrading the system and will be removing these tanks.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G



G4 Heating

The property is heated by a Worcester condensing, system gas central heating boiler housed in a cupboard in the kitchen. A secondary form of heating is supplied by the gas fire in the sitting room.

3

There was no evidence of a recent safety inspection and I have not had sight of any test certificates therefore this is a safety hazard (see section J3 Risks).

(Condition Rating 3).

You should ask an appropriately qualified person to inspect the gas appliance installations prior to exchange of contracts.

The building regulations require all local authorities to be informed when a heat producing appliance (boiler, gas fire etc) is installed in a property. You should ask your legal adviser to obtain appropriate building regulations certificate. (See section I1).

Where a fixed combustion appliance (boiler, gas fire etc...) is provided, appropriate provision should be made to detect and give warning of the release of carbon monoxide, therefore, I would recommend the installation of carbon monoxide alarms in rooms with such appliances. Alarms should be installed in accordance with British Standard EN 50292 and the manufacturer's instructions.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G

G5 Water heating

The hot water system is an indirect vented system combining a boiler, located in the kitchen, with a sealed insulated cylinder, which is located in the roof space. The cold-water storage tank is located above. All of the associated pipework, in the loft space, was insulated with foam shrouds.

1

No testing was undertaken, but the installation was satisfactory.

(Condition Rating 1).

I understand that you will be upgrading the system and removing this storage tank.

**G6 Drainage**

Wastewater can consist of either foul waste (anything that comes from the bathroom or the kitchens) and surface water (rainwater from roofs and paths). The underground pipework carries the effluent away without danger to health or giving nuisance ideally with access points to allow periodic maintenance.

1

Below Ground Drainage

The below-ground drainage system is the means of carrying waste water from the property to an acceptable disposal system, the public sewers (mains drainage). The only way of determining the condition of the drainage system is by means of a specialist test utilising CCTV cameras which is beyond the scope of this inspection.

There are two inspection chambers on the left-hand side. The front inspection chamber is infilled with brick pavers and could not be lifted. The rear chamber was inspected, and the inspection chamber was generally satisfactory.

(Condition Rating 1).

The drain from this property may pass through the land belonging to the neighbouring properties and a legal agreement should cover this. You should ask your legal adviser to check this (see section I3).

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G

**Above Ground Drainage**

The property has an internal, concealed soil and vent pipe terminating in the roof space via an air admittance valve. This system is in a serviceable condition with no evidence of significant defects. The waste from the kitchen discharges to a gulley at the base of the wall.

(Condition Rating 1).

Gulley's should be kept clear of leaves and debris as part of routine maintenance.

**Property address**

21 Rounds Road, Bilston, West Midlands, WV14 8TD

G

G7 Common services

Not applicable.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

H

Grounds (including shared areas for flats)

Limitations to inspection

The grounds could only be viewed from accessible areas within the boundary and from accessible public areas. The garden is overgrown. Sections of the boundary fences could not be inspected in places due to vegetation. There was no access to the garage. The view was restricted on the left-hand side.

1 2 3 NI

H1 Garage

The garage was inspected externally.

1

There is a single detached garage built from pebble dashed, sectional, concrete panels off a concrete slab. The roof is covered with a profiled cement board. This may contain small amounts of asbestos fibres, but only a laboratory test can confirm this. If disturbed, it could be a safety hazard (see section J3 Risks). If the roof needs repair / replacement, you may have to use a contractor experienced in this type of work or an asbestos specialist. In the meantime, the material should not be disturbed without taking suitable safety precautions. There is a timber fascia.

There is an up and over style aluminium garage door and side door. There is a single glazed window to the rear. Single glazing is a safety hazard. (See section J3).

The garage is generally satisfactory.

(Condition Rating 1).



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

H

**H2 Other**

There is a brick arch on the left-hand side. There is cracking to the mortar joints. Near by vegetation is growing over the arch affecting the brickwork. If the arch becomes unstable, this could be a safety hazard. (See section J3).

2

(Condition Rating 2).

You should ask an appropriately qualified person to remove the vegetation, inspect the arch and carry out repairs.

**H3 General**

At the front of the property is an area of fore garden set behind a brick garden wall. A path leads along the left-hand side to the rear.

Behind the property is a paved patio and stone wall. The coping stones on top are loose and the paving is insecure and uneven. This is a safety hazard. (See section J3). The garden is laid mainly to lawn and enclosed by a mixture of timber fences and hedgerow, and profiled metal clad and concrete panels at the rear. You

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

H

should ask your legal adviser to establish your boundary responsibilities.(See section I3).

There are double gates to the rear. The rear is accessed by a service road off Lane Street. You should ask your legal adviser to confirm your rights and responsibilities regarding this service road.(See section I3).

There is barbed wire on the fence at the rear left-hand side. If this is your boundary, you could be liable for legal action under Occupier's Liability Act 1984, if a trespasser is injured on the property.

It should be noted that a full and detailed inspection for the presence of Japanese Knotweed cannot be carried out especially where the gardens are overgrown. No evidence of the presence of Japanese Knotweed was seen during my inspection but you are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.



Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

I Issues for your legal advisers

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

I1 Regulation

You should ask your Legal Adviser to confirm that local authority approval was obtained in respect of the following:

- The rear single storey extension.
- The replacement roof covering.
- The installation of the replacement boiler.
- The installation of the replacement consumer unit.

I2 Guarantees

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

- The replacement boiler.
- The chemically injected damp proof course and also establish the full extent of these works.

You should ask your Legal Adviser to make further enquiries to confirm whether the above items have been properly serviced / tested by an appropriate specialist within the last twelve months, and whether certificates are available for the boiler and heating systems and electrical installation.

I3 Other matters

The property is believed to be Freehold and your legal Adviser should confirm this and explain the implications.

Your legal Adviser should seek to obtain information relating to the following matters:-

- Obtain coal mining search.
- Obtain environmental search.
- Establish age of flat roof covering via seller's legal adviser.
- Whether the roads and footpaths are adopted.
- The position and ownership of the boundaries.
- What are the rights and responsibilities regarding the shared service road and to the rear of the property.
- Confirm whether the underground drainage is shared and what right and responsibilities exist.

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

J

Risks

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

J1 Risks to the building

The property is in an area that has clay sub soils that could affect the stability of foundations.
E4 Main walls – Dampness to bay windows.

J2 Risks to the grounds

The property is located within the Coal Mining Reporting area, this is an area that has historically been affected by mining activity that could affect the property and its grounds.

The property is built near to land with former industrious uses that could affect the property and its grounds.

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. The risk in this area low. If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.

According to the environment agency (the organisation responsible for flood control) the property is not in an area that is vulnerable to flooding.

J3 Risks to people

Materials suspected of containing asbestos have been identified in the following elements: F2 Ceilings, F3 Walls and partitions and H1 Garage. Further information and advice can be obtained from the Local Authority Environmental Health Officer or from the Government's Health and Safety Executive (<http://www.hse.gov.uk/asbestos/>).

Every year the Fire and Rescue Service is called out to approximately 60,000 fires in the home. When you move into your new home you should plan a means of escape for you and your family in case of a fire or other emergency. You should also ensure that smoke alarms are maintained at each level in the property and that they are regularly tested. (Where battery alarms are used you should check the batteries regularly). It would also be prudent to purchase, fit and maintain a fire extinguisher/blanket in the kitchen.

E5 Windows – No fire escape from bedrooms. Single glazing in kitchen.

E6 Outside doors – Single glazing – not safety glass.

F6 Built in fittings – Tap wrong way around.

F7 Woodwork – No safety glass to internal door.

G1 Electricity – No evidence of recent testing. Improve smoke alarm provision. No enclosed light fitting.

G2 Gas/oil / G4 Heating / G5 Water heating – No evidence of recent testing.

G3 Water – No lid on cold feed tank.

H1 Garage – Single glazing – not safety glass.

H2 Other – Brick arch may become unstable.

H3 General –. Uneven paving. Coping stones loose.

J4 Other

Property address

21 Rounds Road, Bilston, West Midlands, WV14 8TD

What to do now

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 the contractors to put the quotations in writing.

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.