

EXAMPLE REPORT. Names, addresses and references have been changed. Published by Site Sage to show the format and content of a building survey.

BUILDING SURVEY

14 Example Avenue

Anytown, Epping, Essex, CM16 0AA



Front elevation

For

Mr J Smith

client@example.com

Prepared by: Dennis Brett MCIQB FFPWS LCGI MPTS

Date of inspection: 9th September 2026

Report issue date: 15th September 2026



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Surveyor's Report

Condition Rating Definition

Each part of the structure of the main building is given a Condition Rating to make the report easy to follow. The ratings are colour coded throughout this report, so that the rating given to any section can be seen at a glance.

NI: Not inspected.

Condition Rating 1: No repair is presently required. Normal maintenance must be undertaken.

Condition Rating 2: Repairs are required but the Surveyor does not consider these to be either serious or urgent, and should cost less than £1,000 to rectify.

Condition Rating 3: Defects of a serious nature, defects requiring urgent repair, or defects which cost in excess of £3,000 to rectify.

Colour key: green for Condition Rating 1, amber for Condition Rating 2, red for Condition Rating 3.

What Was Inspected

The Surveyor inspected the interior and exterior of the main building and an inspection was made of the visible parts of the services. Full details about the inspection and the limitations on it form part of the Terms of Engagement and should be read carefully.

What This Report Tells You

This report tells you about the construction, approximate age and condition of the property on the date when it was inspected. The Surveyor may point out areas that should undergo further investigation or specialist advice, such as a Structural Engineer's Report. Any additional reports or investigations will incur additional fees.

This Report is provided for the sole use of the Client and is confidential to the Client and his professional advisers. The Surveyor accepts responsibility to the Client alone and accepts no responsibility to any third party. Any third party who relies upon this Report does so at his own risk.

What This Report Does Not Tell You

This report does not tell you the value of the property, the reinstatement value for buildings insurance, or the cost of any remedial works required. You should commission independent advice if you require a valuation or costs for repair work. It does not tell you about any minor matters that would not ordinarily have an effect on a buyer's decision to purchase. The exact age of the property is not given, nor are dates for extensions or conversions. Environmental research was not carried out in respect of flooding, geological substrate in relation to radon, or unusual features regarding location and situation of the property.

The following report is based upon a visual inspection without the use of scaffolding and with limited use of ladders. The inspection of the property was undertaken on carpets and other floor coverings and without causing any damage whatsoever. This report should be read as a comment on the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value of the property. This report is to be read subject to the terms laid down in the Terms of Engagement and should be read in conjunction with them.



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General Property Information

1. Name of Client

Mr J Smith

2. Address to which correspondence is to be sent

All correspondence is to be sent by email to client@example.com, as instructed by the Client.

3. Address of property inspected

14 Example Avenue, Anytown, Epping, Essex, CM16 0AA

Confirmed against the vendor's Gas Safety Certificate, Periodic Inspection Report and City of London wayleave notice, all of which give this address.

The vendor is Mr A Vendor.

4. Date of inspection

Date of inspection: Wednesday 9th September 2026

Arrival time: 10:00 Departure time: 12:45

5. Weather conditions during inspection

17 degrees Celsius, partly cloudy and dry.

6. Tenure

Freehold.

7. Access

Access to the property: Directly off the road.

Access to the gardens: From the kitchen, and externally by the side path.

Access restrictions on the day: None.

Alternative access: The house can also be entered through the integral garage.

Shared access rights: There is a shared access path on the right hand side, looking at the property from the front, which is shared with number 61 and used by both owners for the storage of bins. There is also a gate at the rear of the garden giving onto the golf course, the legal basis for which is not known. Both are referred to the solicitor at Section 49.

8. Status of the property when inspected

Occupied and furnished. The vendor, Mr A Vendor, was present throughout the inspection.

9. Orientation

Front elevation: Faces approximately south east.

Rear garden: Faces approximately north west.

Compass readings were taken on site, 151 degrees to the front and 338 degrees to the rear.

10. Estate Agents purchase price or guide price

Guide price £1,175,000 (the selling agents, Anytown).

11. Approximate year of construction

The property is a purpose built house dating from the period 1950 to 1966.



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12. Description of property

A purpose built four bedroom semi-detached house arranged over two floors. Construction is traditional masonry. The front elevation is rendered with applied timber in a mock Tudor style over facing brickwork at low level, and the rear elevation is finished in roughcast render at first floor. The roof is pitched and covered with concrete interlocking tiles. Windows are white uPVC. There is an integral garage at ground floor level.

The property has been extended in two phases. The first phase was carried out in the 1970s and comprised a kitchen extension, a two storey extension built over the garage on the right hand side, and a single storey rear extension forming the present rear lounge. That rear extension ran across part of the width of the back of the house only.

The second phase was carried out by the current owners in or around 2009. That work extended the rear across the remaining width and joined it to the 1970s rear extension, so that the back of the house is now extended to its full width. The 2009 extension is single storey with a flat roof and carries a glazed roof lantern. The roof covering over the 1970s rear extension was renewed as part of that work.

13. Mains Services

Gas, electricity, water and drainage are connected.

Surface water discharges to a soakaway within the property, and from that soakaway to a ditch on land belonging to the City of London at the boundary, under a wayleave. See Section 44 and Section 49.

14. Central Heating

Boiler type: Vaillant ecoTEC plus 428, gas fired, room sealed, side wall flue termination.

Approximate age: Installed in 2009 as part of the current owners' works, so approximately seventeen years old.

Location: Integral garage.

Service history: The only record seen is a UK Gas Safety Certificate, GAS-1 No. H 00000, dated 31st March 2010, issued by a CORGI registered engineer. The appliance was recorded as safe for use with no defects at that date. No later service record was produced.

Hot water: A cold water storage cistern is present in the roof void and an immersion heater is installed, which indicates a stored hot water system rather than an instantaneous one. No hot water cylinder was seen during the inspection. It is likely to be housed within a cupboard or other enclosure that was not opened at the time. The arrangement should be confirmed, and the position and condition of the cylinder established, before exchange.

Radiators: Radiators are fitted throughout. None appeared to be missing from any room.

15. Outside Facilities

Garage: Integral garage at ground floor level.

Parking: Off street parking on a crazy paved driveway to the front.

Carport: None.

Roads and footpaths: Adopted and made up, not private. Waiting restrictions apply to the road, Monday to Friday between 11am and noon, a restriction of the type commonly used near a station to deter commuter parking. A vehicle left on the road during that period is liable to a penalty. The property has its own driveway, so this is a matter of convenience for visitors and additional vehicles rather than a defect. See IMG_8203.

Front garden: Laid to driveway with planted borders and a low front wall.

Rear garden: Approximately 80 feet. A paved terrace adjoins the house, then lawn rising to a fenced rear boundary with steps and a gate, beyond which lies the adjoining golf club. A greenhouse and a garden store are present. The holding tank serving the rear surface water drainage lies beneath the lawn towards the left hand side viewed from the rear.

16. Accommodation

Excluding wardrobes and kitchen cupboards.

Storey	Reception	Bedrooms	Bathroom	WC	Kitchen	Kitchen/ Diner	Utility	Conservatory	Other
Lower Ground									
Ground	2			1	1				Entrance porch, hall, integral garage
First		4	2						
Second									
Total	2	4	2	1	1				



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17. Executive Summary

The Executive Summary should be read in conjunction with the Further Recommendations within Section 54. The summary picks out the headline matters only. Every individual section between 18 and 53 should be read carefully for the full account of each part of the property and its condition rating.

Overall condition

The property is a well maintained family house which presents well and has been extended twice. It was found to be in reasonable condition for its age and type at the date of inspection. Most of the matters identified are ordinary repair and maintenance items of modest cost. One element, the main roof covering, has reached the end of its serviceable life and has been given a Condition Rating 3. Beyond the physical condition of the building there are several legal and regulatory matters, set out at Section 49, which in the Surveyor's view are the more significant issues arising from this inspection and which should be pursued through the Client's solicitor before exchange.

Property construction

A purpose built semi-detached house of traditional masonry construction dating from the period 1950 to 1966, arranged over two floors with an integral garage. The main walls are of cavity construction, finished in render with applied timber to the front in a mock Tudor style over facing brickwork at low level, and in roughcast render at first floor to the rear. The main roof is pitched and covered with concrete interlocking tiles. There are felt covered flat roofs over the first floor bedroom and bathroom on the right hand side, and a single ply covered flat roof with a glazed lantern over the rear extension. Windows are white uPVC with sealed double glazed units. Ground floors are suspended timber to the hall and lounge and solid to the kitchen and rear extension.

Signs of structural movement

No evidence of structural movement was found at the date of inspection. Hairline cracking was noted in the render to the extension, which is attributed to shrinkage and thermal movement rather than to movement of the structure. No underpinning or other structural repair has been carried out.

Additional information

The ground floor at the rear has been opened up and the load is carried on a beam boxed in at ceiling level. No steelwork was visible and no opening up was carried out, so the size and bearings of the beams cannot be confirmed. The Client has indicated that he may wish to reconfigure the ground floor, and a structural engineer will be required for any such work. See Sections 34 and 54.

The chimney breast to the front lounge has been removed at ground floor level while the breast and stack above have been retained. The method of support could not be seen. See Section 32.

A large mature willow stands beyond the rear boundary on land in third party ownership. See Section 51.

Surface water from the rear discharges to a holding tank and from there to a ditch on City of London land under a wayleave which is personal to the present owner and does not pass with the property. See Sections 44 and 49.

Areas of the property with a Condition Rating of 3

The following section has been given a Condition Rating of 3.

Section 18, Main Roof Covering

The original concrete tiled covering is between sixty and seventy five years old and has reached the end of its serviceable life. Renewal of the covering, underlay and battens should be anticipated and will cost well in excess of £3,000. If a loft conversion is contemplated, the question of the loft should be settled before the roof is recovered.

No other section of this report has been given a Condition Rating of 3.



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Defects that may affect other parts of the property

The leaking gutter joint at the rear right hand corner will keep the wall below it saturated and will in time damage the render and the brickwork, and show internally at the matching position. See Section 21.

Spalling brickwork to the rear chimney stack will allow water to track down into the stack and in time into the roof space below. See Section 20.

Decay to the ends of the applied timber cladding, and the missing section at the gable, leave the render behind them open to the weather. See Sections 26 and 27.

Missing pointing to the crazy paving and the uneven rear patio allow water into the sub base, which accelerates settlement and causes frost damage to the paving. See Section 28.

Existing extensions

The property was first extended in the 1970s, comprising a kitchen extension, a two storey extension built over the garage, and a single storey rear extension of partial width forming the present rear lounge. It was extended again by the current owners in or around 2009, that work taking the rear extension across the full width of the house and joining it to the earlier one.

Existing alterations

The chimney breast to the front lounge has been removed at ground floor level.

The front porch is understood to have been altered.

The ground floor at the rear has been opened up between the original house and the extensions.

The electrical installation was rewired where necessary, but not completely rewired.

Building Regulations

The 2009 extension is understood to have been carried out under a Building Notice which the vendor believes was never signed off, and no completion certificate is thought to exist. Approval for the removal of the chimney breast, and for the 1970s extensions, has not been evidenced. Where a certificate cannot be produced the solicitor should advise on regularisation or indemnity insurance, and the Client's lender should be informed. This is a matter which will follow the property on every future sale. See Section 49.

Property area information

Anytown, a village within the Metropolitan Green Belt and within the area of the local Neighbourhood Plan. The property backs onto the adjoining golf club. Roads and footpaths are adopted and made up. Waiting restrictions apply to the road Monday to Friday between 11am and noon. Council tax band F. The property has never been affected by flooding and is not listed.

Conservation area

No. The property is not within a designated conservation area.

Potential to alter

There is scope to reconfigure the ground floor, which is the Client's stated interest. Any such work will require the design and calculations of a structural engineer, and Building Regulations approval. The engineer's calculations prepared for the vendor's loft conversion application should be requested, as they may record the existing structure.

Potential to extend

The rear is already extended to its full width at ground floor level, so the principal remaining opportunity is the roof space. A loft conversion is the subject of the vendor's current application. Any further extension would be constrained by the Green Belt designation and by the neighbouring property.



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Permitted development

A loft conversion of the type applied for, involving a hip to gable alteration and a rear dormer, ordinarily requires a planning application in this location rather than proceeding under permitted development rights, which is consistent with the vendor having applied. The Client should not assume that permitted development rights remain unused, as they may have been taken up by the earlier extensions, and this should be checked with the local planning authority before any work is designed. As the property is semi-detached, loft conversion works would be likely to require notice to be served on the adjoining owner under the Party Wall etc. Act 1996.

Planning office

Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ. A live application, EPF/0000/26, for a loft conversion comprising hip to gable, rear dormer and four rooflights to the front roof slope, was considered by the Parish Council on 4th March 2026, which raised No Objection with Comment. No decision has been traced and the current status should be confirmed.

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Exterior

A visual inspection of the exterior of the property was made from ground level or from other accessible vantage points. Pitched and flat roofs above 3 metres from ground level are excluded from close inspection unless otherwise stated. The inspection of drainage runs is limited to observations made by lifting accessible inspection chambers.

18. Main Roof Covering

Condition Rating 3

The main roof is pitched and covered with concrete interlocking tiles laid on timber rafters over a bitumen felt underlay. The covering is the original one fitted when the house was built, so it is between sixty and seventy five years old.

Concrete roof tiles have a serviceable life of roughly fifty to sixty years. As they age the cement matrix at the surface erodes, the tiles lose their texture and colour, become porous, and grow brittle at the ribs and nail holes. Felt underlay of that era becomes brittle at the same time and tears at the eaves. Moss growth was noted to the rear slope, which is common on a weathered and porous tile and which holds moisture against the covering.

No active water ingress was reported or observed at the date of inspection. That is not the test. This covering has reached the end of its serviceable life and renewal of the covering, underlay and battens should be anticipated rather than treated as a remote possibility. Work of that extent will cost well in excess of £3,000, and for that reason a Condition Rating 3 has been applied.

One point of timing. The vendor has an application with the local authority for a loft conversion comprising a hip to gable alteration and a rear dormer. If the purchaser intends to pursue a loft conversion of his own, a large part of this roof would be rebuilt as part of that work. It would be sensible to settle the question of the loft before spending money on a new covering, so that the same roof is not paid for twice.

Photographs: IMG_8204, IMG_8205, IMG_8206, IMG_8207, IMG_8208, IMG_8213

19. Secondary Roof Coverings

Condition Rating 2

Flat roofs over the first floor bedroom and bathroom, right hand side

Condition Rating 2

These are covered in built up roofing felt. Mineral surfaced felt has a serviceable life of roughly fifteen to twenty five years depending on specification and exposure, and these coverings are of some age. No active leakage was reported. Renewal should be anticipated in the medium term and budgeted for, but the work is not urgent.

Flat roof over the rear ground floor extension

Condition Rating 1

This roof is covered with a single ply membrane rather than felt, installed with the 2009 extension, so it is around seventeen years old. Single ply of this type has a typical serviceable life of twenty to thirty years and is therefore at mid life. The sheet was intact, the laps sound, the upstand correctly dressed to the roof lantern kerb and the perimeter edge properly formed. No splits, blisters or open joints were seen. No repair is presently required. Normal maintenance means keeping the outlets clear and avoiding foot traffic other than for maintenance.

Photographs: IMG_8251, IMG_8273, IMG_8274, IMG_8275, IMG_8276



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20. Chimney Stacks and Flashings

Condition Rating 2

There are two stacks. The front stack appeared sound at the date of inspection.

The rear stack has been subject to historical repair, and a number of bricks are spalling, that is, the face of the brick has blown off through frost action after water has been absorbed into it. Spalling is progressive. Left alone the brick erodes further, the joints open, and water tracks down into the stack and in time into the roof space below.

The stack is fitted with a cowl which is suspected to contain asbestos cement. It was not sampled or tested and the suspicion rests on appearance alone. Asbestos cement is not dangerous while intact and undisturbed. It becomes a risk when cut, drilled or broken. Anyone working on the stack must be told of the suspicion beforehand, and if the cowl is to be removed it should be handled and disposed of as asbestos containing material by a competent contractor. Cross referenced to Sections 50 and 54.

Repointing, replacement of the spalled bricks, and a check of the flashings while access is in place, is required. The work is not urgent and should cost less than £1,000, so a Condition Rating 2 has been applied.

Photographs: IMG_8210, IMG_8211, IMG_8213

21. Surface Water Drainage

Condition Rating 2

Rainwater is collected in gutters and discharged by downpipes to gullies and to the below ground system. Rainwater from the rear is taken to a holding tank beneath the rear lawn and from there to a ditch at the rear boundary.

The gutter joint at the rear corner on the right hand side, looking from the front, was leaking at the date of inspection. A leaking joint is a small defect with an effect out of proportion to its size. Water running down the wall face keeps the render and the brickwork below it saturated, and in time that shows as staining, frost damage to the masonry and dampness internally at the matching position. The union should be resealed or replaced and the fall of the run checked while access is in place.

Standing water was noted on the paving of the shared side passage, dealt with at Section 44.

The repair is straightforward and well below £1,000, so a Condition Rating 2 has been applied.

Photographs: IMG_8214, IMG_8218, IMG_8219, IMG_8220, IMG_8222, IMG_8223

22. Main Walls

Condition Rating 2

The main walls are of cavity construction. The brickwork is laid in stretcher bond, which is the visible sign of a cavity wall, since no header bricks are needed to bond two leaves together. The wall dividing the integral garage from the house shows headers in the bond, which indicates solid construction at that point. That is normal for a dividing wall of this age and is not a defect.

The front elevation is finished in render with applied timber in a mock Tudor style over facing brickwork at low level. The rear is in roughcast render at first floor. Airbricks, which ventilate the void beneath the timber ground floor, were noted at the base of the front and side walls. One is partly obstructed by planting and should be cleared, since blocked sub floor ventilation leads in time to damp and to decay in the floor timbers.

Minor hairline cracking was noted in the render to the extension. Cracking of this width in a render finish is normally the result of shrinkage and thermal movement rather than structural movement, and no evidence of structural movement was found at the date of inspection. It should still be cut out and made good as ordinary maintenance. An open crack lets water in behind the render, and it is trapped water, not the crack itself, that eventually causes render to lose its bond and come away in sheets.

Pointing is missing to a section of brickwork over the front garage windows. This should be raked out and repointed in a mortar matching the existing in strength and colour.

A stained area was noted to the render adjoining the rear door. Structural openings formed at ground floor level are dealt with at Section 34.

The works described are minor and should cost less than £1,000, so a Condition Rating 2 has been applied.

Photographs: IMG_8241, IMG_8242, IMG_8247, IMG_8248, IMG_8256, IMG_8257

23. Windows

Condition Rating 2

The windows are white uPVC framed with sealed double glazed units, to the front and to the rear.

Failed seals were noted to units at first floor level on the front elevation. A sealed unit is two panes of glass bonded to a spacer bar with a desiccant inside to keep the cavity dry. Once the edge seal fails, moist air is drawn into the cavity and condenses between the panes. It shows as misting, or a permanent tide mark that cleaning will not remove. It is not a structural problem and the frame is unaffected, but the unit has lost most of its insulating value and the remedy is to replace the glazed unit, which is done without disturbing the frame.

Some of the ironmongery is loose. Handles, hinges and locking gear on uPVC windows wear with use and are individually replaceable.

The windows should be surveyed by a specialist window company so that the full number of failed units is established and the ironmongery overhauled at the same time. Individually these are small items. Across a house of this size the total may approach the upper end of this rating, which is why a survey and a written quotation are recommended rather than an estimate from the ground.

Where windows have been replaced since April 2002 they should be covered by a FENSA certificate or equivalent evidence of Building Regulations compliance. See Section 49.

A Condition Rating 2 has been applied.

Photographs: IMG_8250, IMG_8255



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24. External Doors

Condition Rating 2

The external doors comprise a solid timber front door within the porch, French doors and a sliding patio door to the rear, and an up and over door to the integral garage.

The operating mechanism to the sliding door at the front porch requires adjustment. Sliding doors of this type run on rollers in a track and drop out of adjustment as the rollers wear and the track collects grit. The symptom is a door that binds, runs heavily, or no longer pulls up tight onto its seal. Cleaning the track, adjusting the rollers and replacing them if worn will put it right.

The timber side gate has dropped on its hinges and needs adjusting so that it closes and latches squarely. As this gate serves the shared side access it should secure properly. Cross referenced to Section 47.

Both items are minor and well below £1,000, so a Condition Rating 2 has been applied.

Photographs: IMG_8249, IMG_8253, IMG_E8254

25. All Other Woodwork

The fascias, soffits and rainwater goods are uPVC. There is no other external joinery to report under this heading. The applied timber to the elevations is dealt with at Section 26 and the external decoration at Section 27.

Photographs: IMG_8256, IMG_8257

26. Claddings

Condition Rating 2

The front elevation and the gables carry applied timber boarding set against the render to give the mock Tudor appearance. This is decorative cladding fixed over the wall face and carries no structural load.

Decay was noted to the exposed end grain of the boarding. End grain absorbs water several times faster than the face of a board, so the ends are always where rot begins, particularly where a board stops short without a cover piece or where the paint film has broken down and let water in behind.

A section of the applied timber is missing from the top right hand side of the gable. Beyond the effect on appearance, the gap leaves the render and the old fixing points behind it open to the weather.

The decayed boards and the missing section should be cut out and replaced in treated timber, with the end grain primed before fixing, and the whole then redecorated with the rest of the external woodwork. The cost of this work is driven more by access to the gable than by the timber itself, so it is sensibly carried out at the same time as any other work requiring a tower or scaffold, such as the chimney repairs at Section 20.

The work is below £1,000 and a Condition Rating 2 has been applied.

27. External Decoration

Condition Rating 2

The timber framing to the garage requires repainting, as do the sound sections of applied timber cladding to the elevations.

Redecoration of external joinery is not a cosmetic matter. The paint film is the only thing keeping water out of the timber, and once it has broken down decay follows behind it, which is what has already happened to the board ends at Section 26. The cladding should be repainted at the same time as the replacement boards are fitted, so the elevation is finished in one operation and matches. A four to five year cycle is normal for external repainting in this exposure.

A Condition Rating 2 has been applied.

Photographs: IMG_8245

28. Landscaping

Condition Rating 2

The gardens are well kept. The front is laid to a crazy paved driveway with planted borders and a low wall. The rear has a paved terrace adjoining the house, then lawn rising to the rear boundary.

The holding tank serving the rear surface water drainage lies beneath the rear lawn, discharging to the ditch at the rear boundary. Its position and the line of the drain run are legible on the surface of the lawn. See Sections 21, 44 and 49.

The rear patio is uneven. Some settlement of paving is normal over time, but an uneven surface immediately outside the house is a trip hazard, particularly at night. Localised lifting and relaying to a consistent level, together with repointing of the open joints, is recommended. Cross referenced to Section 50.

Pointing is missing from the crazy paving to the front. Open joints let water into the sub base, which accelerates settlement and in winter causes frost damage to the paving itself.

The fence to the right hand side is in the vendor's ownership and a covenant is understood to exist requiring the ditch at the rear to be kept clear. Both are dealt with at Sections 47 and 49.

The works described are below £1,000 and a Condition Rating 2 has been applied.

Photographs: IMG_8226, IMG_8227, IMG_8228, IMG_8229, IMG_8230, IMG_8231, IMG_8308, IMG_8309, IMG_8310

29. Other (External)

None. There are no balconies, roof terraces or fire escapes.

Interior

A non-invasive inspection of the accessible parts of the property has been carried out, without causing damage. Where any part of the property could not be seen without the risk of damage and a problem is suspected, the matter is reported and the need for further investigation is highlighted under Section 54.

30. Roof Voids

Condition Rating 2

The roof void is entered through a hatch on the landing and benefits from a fixed loft ladder and a light, which makes it usable and easy to inspect. The roof is of traditional cut timber construction. The party wall to the adjoining property is in brickwork. A cistern is present within the void serving the stored hot water system.

The void is boarded out over most or all of its area. Boarding is convenient for storage but it has a consequence. Where boards are laid straight onto the tops of the ceiling joists the insulation beneath is compressed, and compressed mineral wool loses much of its value. It also caps the depth of insulation at the depth of the joist, which in a house of this age will be around 100mm. Current guidance is 270mm at ceiling level.

The insulation is inadequate. The remedy is not to remove the boarding but to lift it and refix it on raised loft legs or counterbattens, so the full depth of insulation can be laid beneath without being crushed and the storage area is retained. Cross referenced to Section 52.

The cover to the cistern is inadequate. A stored water cistern requires a close fitting rigid lid to keep out dust, insects, debris and light, since stored water open to the void is open to contamination. A correctly fitting lid should be provided and the cistern and its pipework insulated, with the ceiling insulation stopping short of running beneath the cistern so that warmth from the room below continues to protect it from freezing.

A Condition Rating 2 has been applied. The cost is driven mainly by the extent of boarding that has to be lifted and refixed, so a quotation should be obtained before budgeting.

Photographs: IMG_8262, IMG_8263, IMG_8264, IMG_8265, IMG_8267, IMG_8268, IMG_8269, IMG_8270

31. Floors

Condition Rating 1

Floor construction is suspended timber to the lounge and hall, and solid to the new kitchen and the rear extension.

Finishes are wood laminate, tiling to the shower room, carpet to the hall and bedrooms, and vinyl to the bathroom. All were in good condition at the date of inspection.

Floors were inspected over the existing floor coverings and without lifting fitted carpets, in accordance with the Terms of Engagement. Surfaces were tested underfoot and no spring or excessive deflection was noted.

No repair is presently required. Normal maintenance for the suspended timber floors means keeping the sub floor airbricks clear so the void beneath stays ventilated. See Section 22.

Photographs: IMG_8277, IMG_8282, IMG_8283, IMG_8284, IMG_8285, IMG_8286

32. Fireplaces and Chimney Breasts

Condition Rating 2

Chimney breasts are present at ground floor level. An electric fire is fitted within the breast to the rear lounge, faced in reconstituted stone and brick with a timber mantel shelf over. That breast was in good order at the date of inspection.

The chimney breast to the front lounge has been removed at ground floor level, while the breast at first floor and the stack above it have been retained.

Where a breast is taken out at one level and the masonry above is left in place, that masonry is carrying its own weight and the weight of the stack above it, and it has to be properly supported. Support is normally provided by a steel beam built into the flank wall, or historically by gallows brackets, which are steel brackets bolted back to the wall. Gallows brackets are no longer readily accepted by building control except for light loads and where the wall is sound and thick enough to carry them.

The method of support here could not be seen, because it is concealed above the ceiling. No cracking, sagging or distortion was noted to the ceiling below or to the breast above at the date of inspection. That is reassuring but it is not proof that the support is adequate.

Removing a chimney breast is a structural alteration and required Building Regulations approval. No completion certificate is thought to be held. A completion certificate or evidence of regularisation should be requested through the solicitor, and if neither exists indemnity insurance should be considered. Separately, the form of support should be established, either from records the vendor holds or by a structural engineer, who can usually confirm it from the roof void or by lifting a small area of the first floor covering.

A Condition Rating 2 has been applied on the basis that nothing adverse was seen. If the support cannot be evidenced, or an engineer finds it inadequate, the rating would rise and the cost of putting it right would be significant.

Photographs: IMG_8287, IMG_8289

33. Ceilings

Condition Rating 1

The ceilings are plastered, with some lined with paper. All were in good condition at the date of inspection, with no cracking, staining or sagging noted. Ceilings were inspected from floor level only. No repair is presently required and normal maintenance applies.

Photographs: IMG_8291, IMG_8292, IMG_8293, IMG_8294, IMG_8295, IMG_8296, IMG_8297

34. Internal Walls, Partitions and Plasterwork

Condition Rating 1

Internal partitions are of blockwork. All were in good condition at the date of inspection, with no cracking, bulging or signs of movement. No repair is presently required and normal maintenance applies.

Structural openings at ground floor level

The ground floor at the rear has been opened up. Where the original rear wall of the house once stood there is now a beam, boxed in at ceiling level, spanning the opening between the original room and the rear extension. It bears at each end onto piers of reconstituted stone and brick which have been left in place and which are visible within the room. Recessed downlights have been set into the boxed face of the beam. This beam carries the original rear wall above it together with the first floor, and it is the principal structural member at ground floor level in this part of the house.

The reading from inside is supported by the rear elevation. The original two storey rear wall remains above the single storey extension and still carries the first floor windows and the roof, which places the load path exactly on the line where the boxed beam sits.

Because the rear was extended in two phases, there will be more than one member. The 1970s rear extension took in part of the width only. When the current owners extended across the remaining width in 2009 and joined the two together, a further beam will have been needed to carry the original wall over that new opening, framing into or bearing alongside the earlier work.

A second beam or heavy lintel will be present over the garage opening, carrying the external wall and the first floor of the 1970s extension built above the garage.

Where the two storey extension meets the original house, a further beam is likely at ground floor level if the original flank wall was opened up, although this could not be confirmed visually.

The roof lantern over the rear extension will be trimmed within the flat roof structure, but that carries roof loading only and is not part of the ground floor structure.

No opening up was carried out and no steelwork was visible at the date of inspection. The presence and position of the beams described above is inferred from the form of construction and from the load paths legible on the rear elevation, not from direct sight of the members themselves. Their size, their bearings, and whether padstones (spreader blocks beneath the beam ends) were used, cannot be established without opening up. The main beam is however boxed in at ceiling level rather than buried within the floor, so a structural engineer could expose a short length of the boxing and establish the section and the bearing detail with very little disruption.

The Client has indicated that he may wish to reconfigure the ground floor in the future. Any such work will require a structural engineer to design and check it, and that advice should be obtained before a layout is committed to. The engineer's calculations and drawings prepared for the current loft conversion application are likely to record the existing load paths and should be requested from the vendor, as they may answer much of this without any opening up at all.

Photographs: IMG_8282, IMG_8286, IMG_8287, IMG_8290, IMG_8208

35. Built-in Fitments

Condition Rating 2

The fitted kitchen is in good order.

The fitted bedroom furniture in the front master bedroom has sliding mirror fronted doors which do not engage properly and require adjustment on their tracks. The mirror door at the top right hand corner has a slight crack to the corner of the glass.

The cracked mirror is worth attending to rather than living with. Cracked glass in a door that slides and is handled daily will propagate, and mirror glass of this type is not always toughened. The panel should be replaced. Cross referenced to Section 50.

The adjustment and the replacement panel are below £1,000 and a Condition Rating 2 has been applied.

Photographs: IMG_8192, IMG_8193, IMG_8195, IMG_8298, IMG_8299, IMG_8300, IMG_8301



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36. Internal Woodwork

Condition Rating 2

The internal joinery is generally in good order. The rear bedroom door does not engage with its latch and requires easing and adjusting, which is usually a matter of the door having dropped slightly on its hinges or the keep being fractionally out of line. A minor repair, and a Condition Rating 2 has been applied.

Photographs: IMG_8303

37. Internal Decoration

Condition Rating 1

The internal decoration is in good order throughout and presents well. No repair is presently required. Redecoration is a matter of taste rather than of condition.

Photographs: IMG_8288, IMG_8290

38. Sanitary Fittings

Condition Rating 1

The property has a family bathroom and a separate shower room at first floor, and a WC at ground floor. The fittings were in good condition at the date of inspection. The installations were not tested. No repair is presently required and normal maintenance applies.

Photographs: IMG_8281

39. Dampness

This section is descriptive and carries no condition rating.

Electronic moisture meter readings were taken at accessible surfaces at low level throughout the ground floor. No elevated readings were recorded and no evidence of penetrating or rising dampness was found internally at the date of inspection.

Readings were taken at skirting level in the hall, both reception rooms, the kitchen and the rear extension, and at the external walls of the ground floor rooms. All were within the normal range for the materials tested.

A stained area was noted to the external render adjoining the rear door, illustrated at IMG_8241. This is external and is cross referenced to Section 22.

The roof void was dry and no staining was noted to the underside of the roof or to the ceilings below. See Section 30.

No history of flooding was reported and none was evident. See Section 49 as to the absence of a damp proofing guarantee.

Photographs: IMG_8241, IMG_8304, IMG_8305, IMG_8306

Services

No tests have been carried out on the service supplies or on the central heating, plumbing, water, gas or electricity systems. Only visual observations have been made. The standard and adequacy of installations can only be established by employing the appropriate specialist.

40. Electricity

The electrical installation is served by a Crabtree consumer unit fitted with residual current protection, located in a cupboard. Services are not tested as part of this survey.

A Periodic Inspection Report for an Electrical Installation was produced by the vendor. It was issued by an NICEIC registered electrical contractor, and is dated 26th September 2010. The report records a new Crabtree consumer unit and earth bonding installed at that time, and estimates the age of the installation at that date as ten years and six months. Re-inspection was recommended at an interval of not more than three years, so the installation has been due for re-inspection since September 2013. No portable appliance testing was carried out.

(Not tested)

Condition Rating 2

The vendor states that the property was rewired where necessary rather than completely rewired. The supplier is understood to be EDF.

Nothing adverse was seen at the consumer unit, which is of reasonably modern pattern and fitted with residual current protection. The installation has however been due for re-inspection since September 2013 on the recommendation of the vendor's own report. The condition of an electrical installation is largely concealed within the fabric and cannot be judged by eye. A current Electrical Installation Condition Report should be obtained from a competent person, and the existing certificates should be requested through the solicitor. See Sections 49 and 54.

Photographs: IMG_8187, IMG_8189, IMG_8198, IMG_E8197, IMG_E8200

41. Gas

Gas is connected. Services are not tested as part of this survey.

The only gas safety record produced was a UK Gas Safety Certificate dated 31st March 2010. See Section 43.

(Not tested)

Condition Rating 1

The visible parts of the gas installation appeared satisfactory at the date of inspection and no repair is presently required. Normal maintenance means an annual gas safety check by a Gas Safe registered engineer, carried out at the same time as the boiler service. A current record should be requested through the solicitor. See Section 49.

Photographs: IMG_E8199, IMG_8188

42. Water

Mains water is connected and the supply is metered, the meter being located in the front path. The internal stopcock is within the kitchen cupboard on the right hand side, adjacent to the door through to the garage. A separate mains fed drinking water tap is provided at the kitchen sink.

A water softener with a salt reservoir is installed in the garage. Softened water should not be drunk, which is the usual reason for a separate mains fed drinking tap of the sort provided here. See Section 45.

(Not tested)

Condition Rating 1

The visible parts of the water installation appeared satisfactory at the date of inspection and no repair is presently required. Normal maintenance means keeping the position of the stopcock known to the occupier, exercising it occasionally so that it does not seize, and keeping pipework in unheated areas such as the garage and the roof void insulated against freezing.

Photographs: IMG_8194

43. Heating

Gas fired central heating by a Vaillant ecoTEC plus 428 boiler located in the integral garage, room sealed with a side wall flue termination. The boiler was installed in 2009 as part of the current owners' works and is therefore approximately seventeen years old. The typical design life of a domestic gas boiler is twelve to fifteen years, so this appliance is beyond that period. Hot water is stored, by means of a cylinder fitted with an immersion heater, fed from a cold water storage cistern in the roof void. The only service record produced dates from March 2010.

(Not tested)

Condition Rating 2

The boiler was operating at the date of inspection but requires servicing. The vendor states that he will arrange for it to be serviced before completion of the sale, and the record of that service should be requested through the solicitor.

The more important point is age. At approximately seventeen years old this appliance is beyond the twelve to fifteen year design life normally assumed for a domestic gas boiler. It may well continue to give service for some time yet, but parts for an appliance of this age become harder to obtain and a breakdown becomes progressively more likely. Two things follow. The Client should budget for replacement of the boiler in the short to medium term, and in the meantime a boiler breakdown and heating insurance policy is recommended, as the cost of such cover is modest set against the cost of an emergency replacement in winter.

A current Gas Safety Record and the service history should be obtained before exchange. See Sections 49 and 54.

Photographs: IMG_E8196, IMG_8188



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44. Drainage

Foul drainage is to the mains. Inspection chamber covers were lifted where accessible, located within the driveway and to the paved areas. The below ground drainage was not subjected to a CCTV survey.

Surface water discharges to a soakaway within the property and from that soakaway to a ditch on land belonging to the City of London at the boundary of the property. This arrangement is authorised by a wayleave and not by an easement. See Section 49, which sets out why this matters.

(Not tested)

Condition Rating 1

The drainage appeared to be in satisfactory working order at the date of inspection. The chambers that were lifted were free flowing, with no standing waste, and no smell or evidence of surcharge was noted. No repair is presently required. Normal maintenance means keeping gullies and outlets clear of leaves and debris, keeping the chambers accessible, and keeping the ditch at the rear boundary clear.

Standing water was noted on the paving in the shared side passage, illustrated at IMG_8219. This is a surface falls matter on a shared area rather than a defect of the below ground drainage, and is referred to at Section 49.

The legal position at the rear outfall is the significant matter under this heading and it is not a condition matter. The discharge is authorised by a wayleave which is personal to the present owner, is determinable at will, and does not pass with the property. Whether a right in the nature of an easement exists, or can be obtained, is a question for the solicitor. See Section 49.

Photographs: IMG_8215, IMG_8216, IMG_8217, IMG_8219, IMG_8221

45. Other Services

This section is descriptive and carries no condition rating.

Broadband: Virgin Media.

Television: A satellite dish is fitted to the elevation, understood to serve a Sky installation.

Water treatment: A water softener with a salt reservoir is installed in the garage, with a separate mains fed drinking water tap at the kitchen sink. See Section 42.

Electric vehicle charging: None fitted.

Alarm system: None noted.

Photographs: IMG_8307

External Parts, Observations and Solicitor Enquiries

Where matters in this section require legal confirmation, it is recommended that the buyer's solicitor be requested to make enquiries into each item listed.

46. Garages and Outbuildings

This section is descriptive and carries no condition rating.

Integral garage

An integral garage is provided at the right hand side of the house at ground floor level and is original to the construction. The two storey extension of the 1970s was built over it. The garage retains its original function and is accessible both from the driveway through the up and over door and internally from the kitchen. It houses the boiler and the water softener. The floor and walls were sound at the date of inspection. The timber framing to the garage requires repainting, dealt with at Section 27.

Greenhouse

A greenhouse stands in the rear garden, together with a garden store. Structures of this kind are not normally the subject of a detailed inspection and no warranty is given as to their condition or life. The greenhouse appeared serviceable at the date of inspection. Glazing to a domestic greenhouse is frequently horticultural glass rather than safety glass, and care should be taken accordingly. See Section 50.

Photographs: IMG_8244, IMG_8224, IMG_8227

47. Boundary Fences and Walls

Comments are made on the general condition only. No comment can be made on the legal ownership of any boundary feature.

The rear garden is enclosed by close boarded and panel fencing, with a low wall and planting to the front. The rear boundary adjoins land associated with the adjoining golf club and, at the point of the surface water outfall, land belonging to the City of London. There is a gate in the rear boundary giving onto the golf course.

The vendor states that, looking at the property from the front, he owns the wall on the right, the fence on the right, and the rear fence. The solicitor should confirm this against the title plan, since ownership determines who must pay to repair or replace a boundary.

The access path on the right hand side, looking from the front, is shared with number 61 and is used by both owners for the storage of bins. The timber side gate serving it has dropped on its hinges and requires adjustment, dealt with at Section 24. The documented basis of the shared use, and the responsibility for maintaining the shared surface, should be established by the solicitor. See Section 49.

Photographs: IMG_8231, IMG_8232, IMG_8233, IMG_8252

48. Disabled Access

This section is descriptive and carries no condition rating.

The property does not provide level or independent access for a wheelchair user. There are steps and raised thresholds at the entrances, doorways are of ordinary domestic width, all bedrooms and bathing facilities are at first floor level reached by a conventional staircase, and the rear garden rises away from the house with steps to the upper level. Adaptation would be possible but would require work.



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49. Guarantees and Other Legal Enquiries

It is strongly recommended that the buyer's solicitor be requested to make enquiries into each of the following items.

- * **BUILDING REGULATIONS, THE 2009 WORKS.** The current owners extended the property in or around 2009. The vendor believes the work was carried out under a Building Notice which was never signed off, and that no completion certificate exists. A completion certificate, or a regularisation certificate, should be requested. If neither can be produced the solicitor should advise on indemnity insurance, and the purchaser's lender should be told. Enforcement will be long out of time, but the absence of a certificate is a matter that will follow the property on every future sale.
- * **THE 1970s EXTENSIONS.** The property was first extended in the 1970s with a kitchen extension and a two storey extension. Paperwork of that age is rarely still available and enforcement is long out of time. The question should still be asked, but the practical outcome is likely to be indemnity insurance rather than certificates.
- * **LOFT CONVERSION APPLICATION EPF/0000/26.** An application for a loft conversion comprising hip to gable, rear dormer and four rooflights to the front roof slope is with Epping Forest District Council. the Parish Council considered it on 4th March 2026 and raised No Objection with Comment. No decision has been traced. The current status should be confirmed, together with whether the benefit of any consent can be passed to the purchaser. The vendor has had structural engineer's calculations and drawings prepared for that application and copies should be requested, as they are likely to record the existing structure.
- * **THE REAR BOUNDARY.** Three separate questions arise at the rear boundary and they are connected.
- * **(a) SURFACE WATER WAYLEAVE.** The vendor holds a Notification of Grant of Wayleave from the Conservators of Epping Forest, City of London, applicant's reference SR/AC/Way 000, applied for on 11th December 2009 and effective from 11th January 2010, permitting the discharge of surface water only, from a soakaway within the property, to a ditch on City Land at the boundary. Three of its conditions matter to a purchaser. It continues at the pleasure of the City of London only and may be determined at any time by notice in writing. It is expressly personal to the grantee and is not to be transferred or shared in whole or in part. And the grantee indemnifies the City of London against all damage, injury and claims arising. It does not pass with the property. The purchaser should establish whether the City of London will grant a fresh wayleave, on what terms and at what cost, and what the position would be if it were refused or later determined, since the property would then have no authorised outfall for the surface water from the rear.
- * **(b) THE REAR GATE.** There is a gate in the rear boundary giving onto the golf course. The legal basis for it is not known. If it has been used openly, without permission and without force for twenty years or more, a right of way may have arisen by prescription. This is a question for the solicitor and no view is expressed here as to whether such a right exists.
- * **(c) BOUNDARY OWNERSHIP.** The vendor states that, looking from the front, he owns the wall on the right, the fence on the right and the rear fence. This should be checked against the title plan.
- * **THE SHARED SIDEWAY AND SHARED DRIVE.** There is a side way shared with number 61, used by both owners for the storage of bins, and a shared drive. The documented basis of each should be confirmed, together with who is responsible for maintenance and repair of the shared surfaces. Standing water was noted on the paving of the side passage, and on a shared surface the liability for putting that right depends on the answer.
- * **THE WILLOW AT THE REAR.** The vendor states the large willow beyond the rear boundary belongs to and is maintained by the owner of the golf course. Ownership and maintenance responsibility should be confirmed, together with whether the tree is subject to a Tree Preservation Order.
- * **A current Electrical Installation Condition Report.** The most recent report seen is dated 26th September 2010 and itself recommended re-inspection within three years.

- * A current Gas Safety Record and the boiler service history. The most recent record seen is dated 31st March 2010 and the boiler dates from 2009.
- * The Energy Performance Certificate. The register records band D, assessed 28th March 2025.
- * THE REMOVED CHIMNEY BREAST. The chimney breast to the front lounge has been removed at ground floor level while the breast and stack above have been retained. This is a structural alteration requiring Building Regulations approval. A completion certificate or regularisation certificate should be requested, and if neither exists the solicitor should advise on indemnity insurance. The vendor should also be asked what form of support was provided and whether any calculations or drawings are held. See Section 32.
- * THE FRONT PORCH. The front porch is understood to have been altered. Confirmation should be sought as to when and by whom, and whether any approval was required or obtained.
- * PARTY WALL. The property is semi-detached. Any future loft conversion, or work to the party wall, structure or foundations, is likely to require notice to be served on the adjoining owner under the Party Wall etc. Act 1996. The vendor should be asked whether any party wall award exists in respect of the earlier extensions.
- * ASBESTOS. The cowl to the rear chimney stack is suspected to contain asbestos cement. It was not sampled or tested. The vendor should be asked whether any asbestos survey or removal record is held. See Sections 20, 50 and 54.
- * WINDOWS AND FENSA. Where the uPVC windows were installed after April 2002 a FENSA certificate or equivalent evidence of Building Regulations compliance should be produced, together with any remaining guarantee.
- * UTILITIES AND METER POSITIONS. The internal stopcock is in the kitchen cupboard adjacent to the garage door and the water meter is in the front path. Confirmation of the supplier accounts, the electricity supplier understood to be EDF, and the broadband and satellite arrangements, should be obtained.
- * Any guarantees or warranties for damp proofing, timber treatment, windows and FENSA registration, roofing, the boiler, the electrical installation, and any NHBC or structural warranty.

50. Security, Health and Safety

This section is descriptive and carries no condition rating.

Environmental factors such as flooding, radon, contaminated ground, asbestos, electromagnetic interference, smells, noise and overhead lines have not been the subject of specialist enquiry as part of this report.

The following matters are drawn to the Client's attention. They are not necessarily defects, but they are matters affecting safety which a purchaser should know about.

- * Trip hazard. The rear patio is uneven and presents a trip hazard, particularly in poor light. Localised relaying is recommended. See Section 28.
- * Trip hazard. Pointing is missing from the crazy paving to the front driveway, leaving open joints in a surface that is walked over daily. See Section 28.
- * Suspected asbestos. The cowl to the rear chimney stack is suspected to contain asbestos cement. It is not a risk while intact and undisturbed, but anyone working on the stack must be told beforehand, and removal should be carried out by a competent contractor. See Sections 20 and 54.
- * Cracked glass. The sliding mirror fronted wardrobe door in the front master bedroom has a crack at the top right hand corner. Cracked glass in a door handled daily should be replaced rather than left. See Section 35.
- * Boiler location. The boiler is installed in the integral garage. The garage should be kept clear around the appliance and its flue, and stored materials should not obstruct the ventilation.
- * Alarms. The Client should satisfy himself that working smoke alarms are provided at each storey and that a carbon monoxide alarm is fitted in the room containing the gas boiler, and should renew them on taking occupation.
- * Glazing. Glazing in critical locations, meaning doors, side panels and low level glazing, should be safety glass. The age of parts of the property means this cannot be assumed throughout.
- * Electrical installation. The installation has been due for re-inspection since September 2013. See Sections 40 and 54.
- * Security. The side gate serving the shared access does not close and latch squarely and should be adjusted so that it secures. See Section 24.

51. Position of Trees

A large mature weeping willow stands beyond the rear boundary, on the golf course side, together with other mature planting and hedging along the boundaries. The vendor states that the tree belongs to and is maintained by the owner of the golf course, and that they do carry out that maintenance.

Because the tree is in third party ownership the occupier of this property has no power to compel its reduction or removal. The only remedy available at common law is to cut back growth which overhangs the boundary, back to the boundary line, and to offer the cuttings back to the owner. Willow is a species with a high water demand and a wide rooting spread. Where the subsoil is a shrinkable clay, a tree of this size and species within influencing distance of a building can contribute to seasonal foundation movement.

The tree stands well back from the house, beyond the rear boundary and beyond the length of the rear garden, and no evidence of movement attributable to it was found at the date of inspection. No action is required at present. The Client should keep the tree under review, should not assume that the present maintenance arrangement will continue indefinitely, and should establish through the solicitor whether the tree is subject to a Tree Preservation Order, since that would constrain what either party could do to it. See Section 49.

Photographs: IMG_8258, IMG_8259, IMG_8261, IMG_8271, IMG_8272



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52. Energy Efficiency

The Energy Performance Certificate register records the property at band D, assessed 28th March 2025, with a recorded floor area of approximately 1,981 square feet.

The certificate is now some eighteen months old. An Energy Performance Certificate remains valid for ten years, so this one does not require renewal for the purpose of the sale, but it will not reflect any work carried out since it was produced.

The principal opportunity to improve the rating is the roof. Insulation at ceiling level is inadequate and is compressed beneath the loft boarding, as described at Section 30. Lifting and refixing the boarding on raised legs, and laying insulation to the currently recommended depth of 270mm beneath it, is the single most cost effective improvement available and would retain the storage use of the void.

The walls are of cavity construction. Whether the cavities have been filled was not established and could not be determined visually. The vendor should be asked, and any guarantee produced, since an unfilled cavity in a house of this age is a further improvement opportunity and a filled one carries a guarantee worth having.

The windows are double glazed, although a number of the sealed units on the front elevation have failed and have lost most of their insulating value. See Section 23. The boiler is beyond its design life and its replacement with a current high efficiency appliance would improve the rating. See Section 43.

53. Acoustic Insulation

This section is descriptive and carries no condition rating.

The property is in a quiet residential area backing onto the golf course, and it was quiet throughout the inspection. No noise nuisance was apparent and none was reported.

The property is semi-detached and shares a party wall with the adjoining house. The party wall is of solid brickwork, which gives reasonable resistance to airborne sound between the two properties. No specific sound insulation measures beyond the wall itself are present, which is normal for a house of this age and type. The Client should be aware that impact sound, such as footfall on a hard floor or a door closing, transmits more readily through a masonry party wall than airborne sound does, and that this is a characteristic of the construction rather than a defect.

Further Recommendations

54. Further Recommendations

This Building Survey is a non-intrusive survey, and there was no opening up of the property at the time of inspection. The cost of remedial works and ongoing maintenance is not included in this report unless specifically requested by the Client and agreed prior to the survey.

Recommended further investigations

Further Investigation	Recommended
Refurbishment and Demolition Asbestos Survey	Yes
Damp Survey (Timber and Damp Report)	No
Chimney Sweep and Smoke Test	No
CCTV Drainage Survey	Yes
Electrical Installation Condition Report (EICR)	Yes
Boiler Service and Checks	Yes
Structural Engineer's Assessment	Yes
Future Maintenance Schedule	Yes

Details of recommended further investigation

1. Main roof covering

Obtain quotations for renewal of the main roof covering, underlay and battens. The covering has reached the end of its serviceable life and this is the only Condition Rating 3 in this report. If a loft conversion is contemplated, settle that question first so the same roof is not paid for twice. See Section 18.

2. Asbestos survey

Commission a Refurbishment and Demolition Asbestos Survey, or at the least a sample and analysis of the cowl to the rear chimney stack, which is suspected to contain asbestos cement. Arrange for it to be removed and disposed of by a competent contractor at the same time as the stack repairs. Anyone working on the stack must be told of the suspicion beforehand. See Sections 20 and 50.

3. Electrical installation

Commission a current Electrical Installation Condition Report from a competent person before exchange. The installation has been due for re-inspection since September 2013. See Section 40.

4. Boiler service and gas checks

Commission a current gas safety check and a full boiler service. The boiler is approximately seventeen years old and beyond its normal design life. Budget for replacement in the short to medium term and consider a boiler breakdown insurance policy in the meantime. See Section 43.

5. Structural Engineer's Assessment

Obtain a structural engineer's specification, calculations and drawings for any planned alteration works, including any reconfiguration of the ground floor and any loft conversion. The ground floor beams are cased in and cannot be measured, nor their bearings and padstones checked, without opening up. The engineer should also establish how the retained chimney breast above the removed ground floor breast is supported. See Sections 32 and 34.



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6. Structural calculations already prepared

Request the engineer's calculations and drawings prepared for the vendor's loft conversion application. They are likely to record the existing load paths and may answer the beam question without any opening up. See Section 49.

7. CCTV drainage survey

Commission a CCTV drainage survey. The chambers that were lifted were free flowing, but the surface water arrangement is unusual, running to a holding tank beneath the rear lawn and from there to a ditch on third party land, and none of that run can be seen. A camera survey would establish its condition and its route before the Client is committed. See Section 44.

8. Window survey

Commission a survey and written quotation from a specialist window company, to establish the full number of failed sealed units and to overhaul the ironmongery at the same time. See Section 23.

9. Building Regulations, the 2009 works

Establish whether the 2009 works were ever signed off. If no completion certificate can be produced, take the solicitor's advice on a regularisation certificate or indemnity insurance, and tell the lender. See Section 49.

10. Surface water wayleave

Refer the City of London wayleave to the solicitor. It is personal to the present owner and does not pass with the property, and without it the rear surface water has no authorised outfall. See Section 49.

11. Rear gate

Establish whether any right of way exists over the golf course land at the rear. See Section 49.

12. Loft conversion application

Establish the status of planning application EPF/0000/26 with Epping Forest District Council, and whether the benefit of any consent passes to the purchaser. See Section 49.

13. Future maintenance schedule

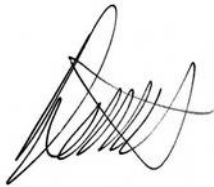
A schedule of planned maintenance is recommended, covering external redecoration on a four to five year cycle, annual clearance of gutters, outlets and the rear ditch, annual boiler servicing, and periodic electrical inspection.

Declaration

55. Declaration

I declare that I have personally inspected the above property and have prepared this report.

Signed:



Date: 15th September 2026

Name: Dennis Brett MCIOB FFPWS LCGI

Title: Chartered Building Consultant

Name and Address of Company

Name: SITE SAGE

Address: 107 Westbury Rise, Harlow, Essex, CM17 9NT

Telephone: 07793 056226

Email: info@sitesage.co.uk

Web: www.sitesage.co.uk

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Photo Appendices Index

56. Photo Appendices Index

Photographs taken during the inspection are presented as appendices at the back of this report. The photographs are organised by appendix in the order set out below. The photo appendix is intended to illustrate specific defects, conditions of concern, notable features or general views of the property. Where a photograph has not been included for a particular section of the report, it does not mean that the section was not inspected. Every element listed in this report has been inspected within the limitations set out in the Terms of Engagement. Photographs are selectively taken and items in good condition are not routinely photographed.

Appendix A — Cover and General (3 photographs)

General views of the property and its setting, together with the compass reading taken on site to the front elevation, which establishes the orientation recorded at Section 9. These photographs support Sections 1 to 17.

Appendix B — Roofs and Chimneys (13 photographs)

The main pitched roof, the secondary and flat roofs including the roof lantern over the rear extension, and the chimney stacks and their flashings. These photographs support Sections 18, 19 and 20.

Appendix C — Rainwater and Drainage (24 photographs)

Gutters, downpipes and their outlets, the paved areas where surface water collects, the inspection chambers that were lifted, and the boundary at which surface water leaves the property. The City of London wayleave notice is included here because it governs that outfall. These photographs support Sections 21, 44 and 49.

Appendix D — Walls and Finishes (7 photographs)

The main walls and their finishes, including the render, the applied timber to the front elevation, the facing brickwork at low level, airbricks and sub floor ventilation, and the external decoration. These photographs support Sections 22, 25, 26 and 27.

Appendix E — Windows and Doors (5 photographs)

The windows, the front and rear external doors, the patio doors and the garage door. These photographs support Sections 23 and 24.

Appendix F — Grounds and Boundaries (16 photographs)

The front driveway and garden, the rear terrace and lawn, the boundary fencing and the rear boundary adjoining the golf course, the garage, the greenhouse and the garden store. These photographs support Sections 28, 29, 46, 47, 48 and 51.

Appendix G — Roof Void (8 photographs)

The roof void, entered from the landing hatch, showing the roof structure, the party wall, the insulation and the cold water storage cistern. These photographs support Section 30.

Appendix H — Interior (27 photographs)

The internal accommodation, comprising floors, ceilings, internal walls, the fireplace, built in fitments including the kitchen and the bedroom furniture, internal joinery, decoration and the sanitary fittings. These photographs support Sections 31 to 38.

Appendix I — Dampness (4 photographs)

Electronic moisture meter readings taken at accessible surfaces, together with the stained area of external render adjoining the rear door. These photographs support Section 39.

Appendix J — Services (13 photographs)

The boiler, the consumer unit, the gas and electricity meters, the water installation and the water softener, together with the vendor's Gas Safety Certificate and Periodic Inspection Report for the electrical installation. These photographs support Sections 40 to 45.

Appendix K — Other Matters (2 photographs)

Items that do not sit within the sections above, including the street scene and the fire hydrant marker, and documents provided by the vendor. These photographs support Sections 49 and 50.

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Appendix A — Cover and General

Described at Section 56.



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Appendix B — Roofs and Chimneys

Described at Section 56.



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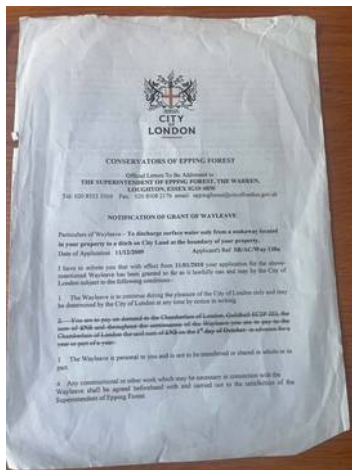
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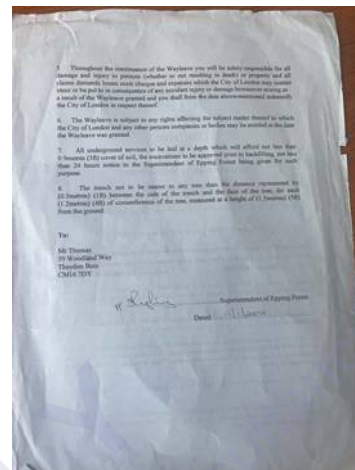
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Appendix C — Rainwater and Drainage

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Appendix D — Walls and Finishes

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Appendix E — Windows and Doors

Described at Section 56.



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Appendix F — Grounds and Boundaries

Described at Section 56.



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Appendix G — Roof Void

Described at Section 56.



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Appendix H — Interior

Described at Section 56.



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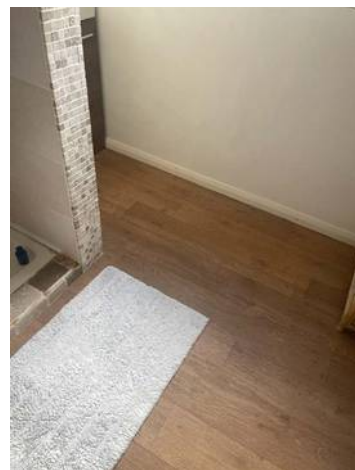
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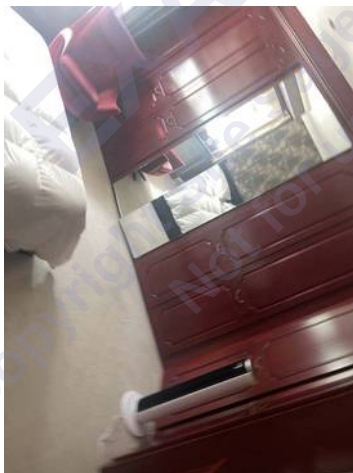
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Appendix I — Dampness

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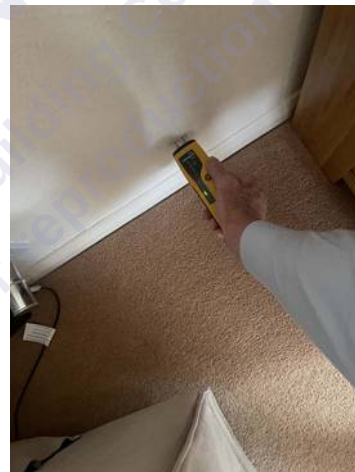
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Appendix J — Services

Described at Section 56.



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Appendix K — Other Matters

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