

derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

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Chesterfield
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Office: 01246 246605

BUILDING SURVEY REPORT



On

Property Address

For

Clients name and address

Inspected on:

[Our Ref:]

Property address:

Making the most of your report

This form of survey report has been designed in line with comments from our customers. Our aim is to provide advice and information on your proposed new home, its construction, the materials used and its condition in a format that is clear and easy to understand.

A plain English style

We try wherever possible to use a plain English style and avoid jargon, but we do need sometimes to use technical terms to describe parts of the building. Before you start to read the report, take a look at the “House Illustration” and “Glossary of Building Terms” in the APPENDIX. This will help you understand some of the technical terms in the report. We would of course be pleased to discuss any aspect of the report with you further.

Advice on repairs and faults

The construction style of the building and the defects found by the surveyor are shown in the Survey Report.

The Surveyor’s Overall Assessment is provided in the SUMMARY section at the start of the report. Not only does this give a clear and definite view of what needs to be done, it is an ideal format for you to give to a contractor if you need estimates for some or all of the repairs.

Extra construction facts

In the APPENDIX we incorporate general advice for each part of the structure. This will give you some background knowledge of main materials and construction used. They have been selected because they are relevant to this property and reading them will give you a better assessment of the repairs recommended in the report.

Useful general maintenance notes are included in APPENDIX 4. You will find Essential Guidance for your Survey Report in APPENDIX 5. Please read your report carefully and feel free to contact our surveyor to discuss any matters.

Julian Wilks MRICS
Derbyshire Surveyors

Property address:

CONDITION RATINGS 1,2 & 3

What everyone wants to know is how significant any defect is and whether repairs need to be dealt with now, or can the work wait until after occupation – for each repair: we tell you how urgent and significant it is. Where repair or further investigation is required, the appropriate advice about what action to take is provided at the end of the section

CONDITION RATINGS

DEFINITION

1. **Satisfactory Repair:** Considered to be in an acceptable state of repair and condition taking into account the age of the property. No repair is required.
2. **Maintenance Required:** Considered by the surveyor to be in a generally acceptable condition but requires some routine maintenance and repair which is considered normal for a property of this age and character. These defects or shortcomings would be taken into account by a reasonable buyer and seller when agreeing a purchase price.
3. **Urgent Repair or Further Investigation Needed:** Defects or shortcomings that are an actual or developing threat to the fabric of the building or to personal safety. Repair or further investigation is required immediately. These defects may affect your decision to purchase and the price that you pay for the property.

Remember this is just a guide but it should help you prioritise the repairs listed. Take special note of items with a condition rating 3 as further investigation may be needed by a specialist contractor. You are strongly advised to obtain quotations before exchange of contracts for any item given a rating of 2 or 3.

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SUMMARY

PROPERTY

Property address

Property type

A Grade II Listed two storey detached house.

Year built

Circa 1830 with later extensions.

Accommodation

Lower Ground Floor: Cellars (x3).

Ground Floor: Entrance hall, cloak room, living room, snug, family room, study, breakfast kitchen, pantry, entrance porch.

First Floor: Landing, five bedrooms, en-suite bathroom/WC, Family bathroom/WC.

Outbuildings: Attached double garage, stable block, stores (x2).

External: Formal gardens including a tennis court and an adjoining field said to extend to 3.9 acres or thereabouts in total (not measured).

Location

The property fronts onto the XXXX in rural surroundings on the outskirts of the village of Foolow. A limited range of local amenities are within easy reach. There are good road links and railway stations are located in XXXXXXXX nearby. The property is within commuting distance of XXXXX.

Orientation

The front of the property faces approximately south. All directions and room orientations in this report assume the reader is standing on the XXXXX, facing the front of the property and looking towards the rear.

The Site and Surrounding Area

The property stands on a large, irregular shaped plot which is partly sloping with ground levels rising away from the rear of the building.

Tenure

It has been assumed that the property is being sold on a freehold basis with vacant possession on completion of the sale.

Floor area

253 sq.m (gross external).

Insurance reinstatement cost

For insurance purposes a minimum reinstatement value will be in the region of £XXXXXXX (XXXXXXXXXX).

BRIEF OVERALL ASSESSMENT

The property comprises a Grade II Listed two storey detached house. It stands within 3.9 acres or thereabouts, comprising formal gardens

Property address:

and an adjoining field, on the outskirts of XXXXXX. Local amenities are limited, but there are good road links and the property is within commuting distance of XXXX.

The general condition of the property appears to be consistent with its age and type of construction, but some works of repair and maintenance are required. Elements of the property are also ageing and are likely to need attention or renewal.

Taking all matters into account the agreed purchase price of £XXXX (XXXXXXX) is considered to be a fair and reasonable reflection of the current open market value of the property.

It is important that the report should be considered in its entirety before proceeding with your purchase. Whilst we do not attempt here to reiterate all of the points contained in the main body of the report, the following Review of Findings (in the opinion of the surveyor) may be of assistance.

The property was constructed many years ago and therefore will not comply with modern regulations and standards in numerous respects. This does not, however, mean that the building is not fit for habitable purposes.

In view of the age of the building, continuing maintenance expenditure must be anticipated. Its size means that repair and maintenance costs will be considerable.

The repairs required are typically found in properties of this age and design. This of course does not mean that they can be ignored, since more serious problems could otherwise develop.

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

The legal enquiries should be noted in full and all enquiries should be completed prior to legal commitment to purchase.

Property address:

REVIEW OF FINDINGS		
Element	Condition	Rating
Constructional Principles	Satisfactory for type and age	1
Chimney Stacks	Cap and ventilate redundant flues and repair loose flashing	2
Main Roof Coverings	Replace slipped or damaged tiles and re-bed hip tiles	2
Secondary Roof Coverings	Replace slipped or damaged tiles and artificial slates	2
Roof Drainage	Repair leaking joints and re-align gutters	2
Eaves, Fascias & Soffits	Repair rot affected eaves joinery	2
Main Walls	Upgrade single entrance porch walls	2
Sub Floor Ventilation	Not applicable	N/A
Damp Proof Course	Satisfactory for type and age	1
Windows, Doors & Joinery	Repair or replace rot affected joinery	2
Exterior Decorations	Budget for some redecoration	2
Main Roof Construction	Satisfactory for type and age	1
Ceilings	Satisfactory for type and age	1
Walls, Partitions & Plasterwork	Budget for some plaster repairs	2
Fireplaces, Flues & Chimneys	Ventilate disused chimney flues	2
Floors	Budget for re-fixing some floorboards	2
Dampness	Specialist investigation required	3
Timber Defects	Replace rot affected cellar lintel	3
Basements & Cellars	Satisfactory for type and age	1
Internal Joinery	Budget for some repairs and improvements	2
Sanitary Fittings	Budget for some repairs	2
Interior Decorations	Satisfactory for type and age	1
Drainage	Specialist investigation required	3
Cold Water	Satisfactory for type and age	1
Gas	Satisfactory for type and age	1
Electricity	Specialist investigation required	3
Heating & Hot Water	Specialist advice needed (if satisfactory service documentation not available)	2
Thermal Insulation	Budget for improvements to ventilation	2
Garages	Repair roof covering, rainwater fittings and timber joinery	2
Permanent Outbuildings	Repair rainwater fittings and timber joinery	2
External Areas, Patios, Paths Etc.	Budget for repairs and improvements	2
Boundaries & Fences	Repair boundaries	2

Property address:

VALUATION

ENVIRONMENTAL MATTERS

The property is located in an area of historic lead mining activity. Your legal adviser should obtain a mining search on the property.

Tests by Public Health England have identified some properties in the area as having natural levels of Radon gas in excess of the limits considered acceptable, and which can prove to be a health hazard. This does not affect saleability or value. Further advice regarding Radon is provided later in the report.

MATTERS FOR YOUR LEGAL ADVISER

You should ask your legal adviser to investigate and advise on the following:

Planning

It is understood from the vendors that the property was converted from adjoining cottages and extended to the ground floor by previous owners. The attached garage and a separate stable block are also later additions. Your legal adviser should establish whether all planning approvals are in place for these works.

Building Regulations

Such works together with re-roofing of the main building and pantry offshot, and internal alterations would also have required building regulation approval. This should again be confirmed prior to purchase.

It should also be ensured that listed building consents are in order.

Roads

The road frontage is fully made up and adopted.

Rights of way

There are no apparent rights of way affecting the site, although your legal adviser should verify this.

Drainage

The property is connected to a private drainage system. This comprises a septic tank located within the front garden. Under Environmental Permitting (England and Wales) Regulations, all discharge from septic tanks or sewerage treatment plants needs to be authorised by an Environmental Permit or to be exempt. Your legal adviser should ensure that this has been done and is satisfactory and current.

Party Wall Etc. Act 1996

Not applicable.

Flying Freeholds

Not applicable.

Service and testing documentation

Your legal adviser should establish whether there are service and testing documentation for the following:

1, The electrical installation.

Property address:

2, The central heating and hot water installations.

3, The burglar alarm.

Guarantees

You should check the guarantees for the following:

1, The electro osmotic damp-proof course.

2, The double glazing

3, The treatment of wood boring beetle infestation.

Where work has been carried out to the property, it is recommended that guarantees are obtained. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property.

Other Matters

The property is understood to be Grade II Listed and located within the Peak District National Park. You should discuss the various implications with your legal adviser. If and when repair work is needed this should only be undertaken by contractors experienced in working on properties of this type. If significant alterations are contemplated advice should be sought from the local Conservation Officer.

Your legal adviser should confirm the precise position of the site boundaries from the Title Deed and establish the extent of repairing liability.

There are no known planning proposals likely to adversely affect the property, although your legal adviser should confirm this. Your legal adviser should ensure that there are no proposed road developments in the vicinity of the property.

If any of the replacement double glazing was installed after April 2002, your legal adviser should confirm that FENSA Certificates or appropriate building regulation documentation is available.

The log burners in the living room and snug should have been installed by a HETAS registered engineer. Your legal adviser should verify this and ensure that appropriate documentation is available.

Property address:

Signed



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Name and Qualifications

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Position

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Property address:

INSTRUCTION

Scope of Instructions

This building survey report has been prepared in accordance with the signed Terms and Conditions of Engagement. It is pointed out that this is a general building survey report on the property and not a Schedule of Condition which would list every minor defect. It is a report intended to give a general opinion as to the condition of the property, and to enable you to plan for future maintenance.

This report has been prepared solely for the benefit of the named client. No liability is accepted to any third party. No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturer's recommendations, British and European Standards and Codes of Practice, Agreement Certificates, and statutory regulations.

Most clients find it useful to read the Summary section at the beginning of the report first, to gain a general 'overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail.

Prior to exchange of contracts, you should conclude all of the further investigations we have recommended and have these and all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

A spare copy of the report is provided, which should be passed to your legal adviser with a request that the points mentioned within the report, particularly those under Legal Matters are researched as necessary, together with the normal searches.

Instruction from

Date of inspection

The property was inspected on XXXXXXXX

Weather

The weather was fine and dry during the survey. This was preceded by a period of changeable weather conditions.

Furnished or unfurnished

The property was occupied and fully furnished at the time of our inspection. Floors were covered throughout.

Limitations of inspection

It must be accepted that this report can only comment on what is

Property address:

visible and reasonably accessible to the surveyor at the time of inspection.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

No beams, lintels or other supporting components were exposed to allow examination.

The roof surfaces were viewed through binoculars from ground level.

The weather was dry at the time of inspection, therefore, it is not possible to state that gutter joints, roof junctions and flashings, etc are totally watertight.

Climbing plants and foliage to the front elevation of the main building hampered access to the wall surface.

Due to the presence of insulation the roof spaces could only be safely viewed from the access hatches.

Each room has been inspected in detail. Damp meter readings have been taken, where possible, without moving heavy furniture. Fitted carpets have not been raised unless reasonably practicable at the edges.

The presence of storage in built-in and fitted cupboards hampered access.

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible.

It should also be appreciated that some service pipes and cables are covered and any opening access panels cannot be opened without disturbing decorations.

Therefore, a full inspection was not possible. Also some service pipework is below flooring, including solid flooring, making inspection impracticable. In such circumstances the discovery of leakages, if any, may not be possible.

Property address:

Services have not been tested, but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.

The presence of storage in the garage and stable block prevented a full inspection.

Information Relied Upon in this Report

This report has been prepared following an inspection of the property and with the aid of information made available by the vendors.

Occupancy

The property appears to be in single occupancy and during the inspection, no signs of any formal or informal tenancy arrangements were noted.

Date of report

XXXXXXXXXX

Property address:

SURVEY REPORT

CONSTRUCTIONAL PRINCIPLES & STRUCTURAL RISKS

Description

The constructional principles consider the way in which a property supports vertical and lateral loads through its fabric. It therefore assesses whether the structural parts of the building i.e. walls, floors and roof, will provide adequate strength and rigidity at all times.

Although dwellings can be built in a number of different shapes and sizes, all must satisfy constructional principles which will ensure that the building does not fail when built or when reasonable loads are placed upon it.

Constructional Principles

The property is considered to be traditionally constructed. A load bearing timber roof structure carries the imposed loading down through a mixture of load bearing masonry walls beneath at wall plate and through internal load bearing partitions. The loading is transferred down through what are assumed to be footings/foundations spreading the loading through to the strata beneath.

Lateral restraint to the walls is provided by load bearing masonry internal partitions and fixed wall plates and ceiling joists.

Trees

There are a variety of mature deciduous and coniferous trees within the formal gardens. These do not appear to have caused any significant damage to the main building, but will require ongoing management.

Structural Movement

The building shows signs of some past structural movement in the form of misalignment to interior door openings. However, this appears to be longstanding and no indication of a significant current structural problem was found. The movement is typical of a property of this type and age. No signs were found of significant continuing movement.

Condition Rating **1**

EXTERIOR

CHIMNEY STACKS

Description

The property has been built with two chimney stacks. These are constructed from stone with clay pots and lead flashings at their base.

Condition

The chimneys are in satisfactory condition allowing for normal

Property address:

weathering over the lifetime of the building. They are in a structurally sound condition.

The clay chimney pots appear vertically set and are adequately bedded on mortar flashing. Cracking is evident in the pot to the right hand stack, although no immediate repairs appear to be required.

Redundant chimney flues should be capped and/or ventilated as necessary to minimise the possibility of dampness and associated defects internally.

There are signs of minor deterioration to the chimneys including erosion to the stone facings and minor weathering of mortar joints. Chimney stacks are particularly exposed to the weather and so require regular maintenance to ensure their stability and weathertightness.

The chimneys are leaning slightly. The degree of deflection is not sufficiently serious to warrant rebuilding at present, but the stacks should be regularly monitored.

Lead flashings have been utilised at the base of the stacks where the chimneys meet the roof finish. Part of the over flashing at the rear of the right hand stack is lifted and requires refixing. It is essential that flashings are kept in good condition at all times to prevent damp penetration from occurring.



Loose chimney stack flashing

Property address:

ACTION: Obtain quotations from competent building contractors for the works required to the chimney stacks and flashing.

Condition Rating 2

MAIN ROOF COVERINGS

Description

The property has been constructed with a pitched and hipped roof covered in concrete tiles. These are a replacement material.

Condition

Whilst showing general effects of age and weathering, the covering appears to be in reasonable condition, and should be serviceable subject to normal routine maintenance.

Some unevenness can be seen in the roof slopes, but this is within normal tolerances for a building of this age and is not sufficient to indicate significant weakness.

The concrete tiles are a replacement for an earlier roof covering and your legal adviser should ensure that building regulation approval has been obtained for this alteration.

There are signs of deterioration to the main roof covering including slipped or broken tiles.

Moss is accumulating on the roof surfaces. This should be carefully removed as it tends to retain moisture which can cause damage to the roof covering.

The mortar bedding and pointing to the hip tiles is deteriorating. Some areas are worse than others. In order to reduce the possibility of wind uplift it is recommended that the affected hip tiles are lifted, cleaned off and then rebedded on new mortar. It was noted that there are no visible fixing irons securing the lower hip tiles.

Property address:



Slipped roof tile

ACTION: Obtain quotations from competent building contractors for the repairs required to the main roof covering.

Condition Rating 2

SECONDARY ROOF COVERINGS

Description

The roof to the entrance hall and cloak room is of pitched design and covered with concrete tiles. There is a mono pitched concrete tile roof above the pantry. The entrance porch has a mono pitched roof covered with artificial slates. The roof coverings appear to be a mixture of original and replacement materials.

Condition

Whilst showing general effects of age and weathering, the coverings appear to be in reasonable condition and should be serviceable subject to normal routine maintenance.

There are no major distortions to indicate significant weakness in the roof structures.

The roof to the pantry appears to be a replacement for an earlier structure and your legal adviser should ensure that building regulation approval has been obtained for this alteration.

The pantry roof slope has been laid at a shallow pitch, increasing the risk of windblown rain penetration.

Property address:

It has not been possible to establish whether precautions such as an additional layer of underlay were incorporated at the time of construction.

There are signs of deterioration to the secondary roof coverings including slipped or damaged tiles and artificial slates.

Moss is accumulating on the roof surfaces. This should be carefully removed as it tends to retain moisture which can cause damage to the roof coverings.

Lead flashings have been utilised at the inner edges of the secondary roofs where the coverings meet the main wall surfaces. Splits were noted in the leadwork, for example to the entrance porch roof. It is essential that flashings are kept in good condition at all times to prevent damp penetration from occurring.

The artificial slates are relatively old and may incorporate a small quantity of asbestos fibre. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be obtained before carrying out any work to such components. The cost of disposal may be high.



Moss on entrance porch roof

ACTION: Obtain quotations from competent building contractors for the repairs required to the secondary roof coverings.

Property address:

Condition Rating 2

ROOF DRAINAGE

Description

Roof drainage is formed by coated aluminium and uPVC gutters and uPVC downpipes located at the perimeter of the roof finishes. These discharge into mainly grated gullies at ground level and two uPVC water butts at the left hand side of the building.

Condition

Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is always important.

A minor overhaul is required to deal with leaking joints and loose fixings. At the same time alignment to sections of the guttering could be improved.

The gutters should be inspected at least once a year and accumulated leaves, silt and other debris removed to prevent blockages. Due to the presence of nearby trees cleaning may be required more regularly than normal.



Leaking gutter joint

ACTION: Obtain quotations from competent building contractors for the repairs required to the rainwater fittings.

Property address:

Condition Rating **2**

EAVES, FASCIAS & SOFFITS

Description

Roof edge joinery to the ground floor offshots comprises a mixture of timber fascia and soffit boards.

Condition

These parts of the external fabric are prone to gradual deterioration, particularly if rainwater gutters have not been regularly maintained and have been allowed to leak and overflow.

Some areas of softness and rot were noted. General repair and maintenance is now required.

ACTION: Budget for some repairs to the roof edge joinery.

Condition Rating **2**

MAIN WALLS

Description

The main walls have been constructed from solid stone. These are approximately 400 mm to 550 mm thick. The ground floor extension walls are of 300 mm stone faced cavity construction. The entrance porch is constructed in 112.5 mm single leaf solid reconstituted stone.

Condition

Our inspection of the external surfaces of the main walls was made from ground level with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated via readily accessible windows.

The main walls are in a generally satisfactory condition, consistent with their age. Weathering was noted to some external parts, but this is not considered significant and does not require immediate attention.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. There are no signs of any unusual significant movement or distortion to the main walls.

Traditionally, old stone walls contain inner and outer leaves of stonework with a loose infill of rubble. The outer leaf may not be well bonded to the interior and therefore it can suffer from movement, depending to some extent on the quality of original workmanship and subsequent maintenance.

Property address:

It is possible that the external stonework will gradually loosen, resulting in visible external deflection and if this occurs, it will be necessary to employ an experienced stonemason to cut out and restitch the affected stones into position.

It has not been possible to inspect the ties holding together the inner and outer leaves of the cavity walls. Metal wall ties can suffer gradual corrosion with time. With some types of ties, this corrosion is sometimes accompanied by rust expansion, causing horizontal cracks to appear at intervals in the external wall surfaces.

With ties of the 'butterfly wire' type, such evidence of failure may not be apparent, and the absence of cracks in the mortar joints is not therefore a guarantee that the ties are in good condition.

At the time of inspection, there was no evidence of such problems occurring. The risk of wall tie failure is considered low, and no further action is necessary.

The entrance porch walls are of single skin solid construction and are inadequately tied into the main building and pantry offshot. Such walls can suffer from dampness, condensation and poor insulation. Improvements in the form of adequate fixing, internal lining and external weather proofing are recommended.

The stonework courses are generally evenly laid and adequately pointed.

Climbing plants and foliage to parts of the front elevation will need to be managed to reduce the risk of deterioration to the fabric of the building.

A narrow end bearing was noted to the stone lintel above the family room window opening. However, no obvious problems appear to have occurred as a result and the masonry above is free from evidence of cracking or distortion.

Property address:

timbers.

Damp can penetrate if there is no damp-proof course, if the damp-proof course has failed, or if the damp-proof membrane in the solid flooring is not properly bonded to the wall damp-proof course at the edges.

The electro osmotic damp-proof course is partially visible externally and this appears to be at a satisfactory height above ground level.

The transformer unit which is part of this system could not be located. Electro osmotic systems operate by sending a small charge through a wire which is run inside the walls of the building. The charge produces the same polarity as the charge on the ions within the rising damp water molecules. The theory is that like forces repel each other, and therefore the water should be repelled downwards by the charge. Your legal adviser should establish if there is a guarantee.

Electro osmotic damp-proof courses have greatly varying degrees of success. See also Dampness.

Condition Rating **1**

WINDOWS, DOORS & EXTERNAL JOINERY

Description

Windows are formed from a mixture of timber, uPVC and metal framed units. These are largely single glazed. The timber windows are a mixture of traditional sash and more modern casement designs. The outside doors are formed from timber and uPVC and incorporate partial double glazing. The windows, doors and other outside woodwork are predominantly replacement materials.

Condition

The opening windows and doors were checked at random. Some adjustments will be needed to ensure correct operation.

From time to time it is important to employ a joiner to inspect the sash windows, check the cording and also to ease them prior to redecoration. This is best done in conjunction with the redecoration cycle.

Confirmation should be obtained from the vendors that all necessary keys to window and door locks will be handed over on completion.

The glazing was found in a generally serviceable condition at the time of inspection. However, there is a broken top light to one of the cellar windows.

Property address:

There were no signs of condensation between the double glazing panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by failure of the hermetic seals at the edges of the panes of glass. The seals will deteriorate, eventually causing unsightly condensation between the panes. When this happens, there is no remedy other than to replace the affected double glazed panes. Due to the dry weather, failed units may not be apparent. Your legal adviser should establish if there is a guarantee.

There are no visible British Standard marks to the door glazing and it is not possible to confirm whether the glass is toughened or laminated as is now required to comply with modern glazing safety standards.

If any of the replacement double glazing was installed after April 2002, your legal adviser should confirm that FENSA Certificates or appropriate building regulation documentation is available.

There are signs of extensive and significant defects to the timber joinery including softness and rot, notably in the sash windows. Repair and maintenance is now required to several units, but complete renewal may prove more economic.

Localised defects were noted to the uPVC joinery, for example shrinkage to gaskets, worn weather seals and missing cill ends. However, you may experience difficulty in finding contractors willing or able to provide replacement components.

It is recommended that waterproof seals are maintained between window and door frames and the adjacent walls in order to minimise the risk of damp penetration.

Property address:



Rot to window joinery

ACTION: Obtain quotations from competent contractors for the repair or replacement of the exterior joinery.

Condition Rating **2**

EXTERIOR DECORATIONS

Description

External joinery has been decorated with gloss paint.

Condition

The external decoration is of a reasonable standard, although some weathering was noted. Regular maintenance and redecoration will be required if the condition of the joinery is to be preserved.

Typically this should be done on a 3 to 5 yearly cycle depending on the quality of paint coatings, exposure factors, and condition of the surfaces beneath.

When redecoration is carried out, this should include thorough preparation, i.e. removal of all loose and flaking paint, filling of cracks, and priming bare surfaces prior to the application of undercoat and main finish.

Care should be taken in removing old paint coverings since these may contain lead. This is a material which is hazardous to health. Suitable precautions should be taken when rubbing down and redecorating such surfaces. Advice can be obtained from the Local Authority Environmental Health Officer.

Property address:

Where gloss paint has been applied to uPVC finishes, this may have limited durability depending on the quality of preparation and materials used.

ACTION: Budget for some external redecoration.

Condition Rating **2**

SPECIAL FEATURES

Description There are no other external elements needing comment.

Condition Not applicable.

Condition Rating **N/A**

Property address:

INTERIOR

MAIN ROOF CONSTRUCTION

Description

The main roof space is accessed via three ceiling hatches on the landing. There are no drop down ladders fitted or fixed lighting installed to the roof areas. The roof is constructed from timber with a lining between the roof frame and external finish.

Condition

The loft hatches provide access to the rear half of the roof. The front half could not be seen. Due to the presence of insulation the lofts could only be safely inspected from the access hatches. A full inspection prior to purchase is recommended.

The roof is of traditional timber, purlin and rafter construction which appears to be adequately supporting the weight of the roof covering.

Some unevenness can be seen in the roof timbers, but this is within normal tolerances for a building of this age and is not sufficient to indicate significant weakness.

The roof timbers are in sound condition where visible. No comment can be made, however, on the concealed roof timbers. It is possible that these may have suffered decay such as may be caused by an outbreak of dry rot or wet rot, or been weakened from attack by wood boring beetles. Concealed timbers include the bottom ends of rafters, wall plates and purlin ends. Although the chances of hidden defect do exist, no obvious signs of significant defect were noted in the accessible areas. See also timber defects.

The undersides of the roof slopes have been lined with sarking felt in order to provide a secondary defence against water penetration.

The underfelt is in satisfactory condition where visible. The sarking felt of a hessian reinforced bitumen type. Over the years this will decay where it is dressed out under the bottom roof edges into the gutters. Eventually the felt rots back to a point where any water running down the top of the felt (which is driven in through the roof coverings) can then drop onto the roof edge timbers and cause consequential decay problems. If remedial work is needed this could prove costly as it may involve stripping back the bottom few courses of the roof coverings and battens, splicing in new sections of underfelt, and reinstatement. The provision of safe access for the work also tends to be expensive.

There was no evidence of condensation or rot damage on the date of inspection, but the situation should be monitored.

Rodent droppings were found within the roof spaces and you may

Property address:

wish to obtain further advice from a specialist pest control contractor.

Condition Rating 1

CEILINGS

Description

The ceilings are mainly constructed from mixed lath and plaster and plasterboard with skimmed plaster finishes. There is basic timber under boarding to the entrance porch ceiling. Ceilings to parts of the ground floor accommodation comprise exposed undersides of the timber upper floors.

Condition

The ceilings have been inspected from within the rooms and also from within the accessible roof spaces, where random sections of the roof insulation were lifted on a sampling basis. No opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

Ceiling surfaces appear to be in a reasonable condition, consistent with their age. No signs of significant damage or distortion were noted.

Minor irregularities and undulations are present, but these are not unusual with this type and age of property.

Hairline cracks were noted to some ceiling surfaces, which have been caused by general shrinkage and the normal vibrations which tend to occur in domestic buildings.

These cracks are not of structural significance, but will need to be filled when redecorating.

Old staining was identified to some first floor ceilings. There is no evidence of current dampness, but this staining indicates that there have been problems in the past.

Lath and plaster ceilings gradually loosen with time. A number of the ceilings have already been replaced and it is therefore probable that further replacements will be needed as time goes on.

There are some longitudinal cracks in the exposed beams. These are known as 'shakes' which occur naturally in timbers and are caused by shrinkage. They are not serious and do not detrimentally affect the performance of the timbers. Nevertheless, regular inspections are recommended to monitor the condition of the timbers so that any deterioration or further splitting can be dealt with.

Property address:

Condition Rating **1**

WALLS, PARTITIONS & PLASTERWORK

Description

The external walls have been lined internally with plaster or cement render. The internal partitions are constructed from mixed solid masonry and stud partitioning with a similar finish. The breakfast kitchen has been partly boarded and the inside of the entrance porch is finished in bare stonework. There are some embedded timbers including lintels at openings.

Condition

As with the ceilings, the walls and partitions have been inspected from within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishings cannot be ascertained without exposure works being undertaken.

Internal wall surfaces are mostly plastered or are concealed by linings and decoration. They are in reasonable condition for the property's age.

The building shows signs of some past structural movement in the form of misalignment to door openings. However, this appears to be longstanding and no indication of a significant current structural problem was found. The movement is typical of a property of this type and age. No signs were found of significant continuing movement.

Minor irregularities and undulations are present, but these are not unusual with this type and age of property.

Cracks were noted in some wall surfaces. Minor cracks are typically found in properties of this age and design, and are not of structural significance. Such cracks can be filled when redecorating.

Areas of loose and hollow plaster were identified to some rooms. These will require patch repairs when redecorating. It is possible that more substantial repairs could be found necessary when existing paper linings are removed.

A ground floor wall to the living room has been removed and others altered when the property was converted from adjoining dwellings. Whilst there is no evidence of significant cracking to the areas adjacent, it is not possible to comment on the nature of any supports provided. Your legal adviser should ensure that building regulation approval has been obtained for these alterations.

Property address:

ACTION: Budget for some plaster repairs when redecorating.

Condition Rating 2

FIREPLACES, FLUES & CHIMNEY BREASTS

Description

Chimney breasts can be found within the property. There are fireplaces in the living room, snug and family room. The living room and snug fireplaces have log burners installed.

Condition

The accessible parts of the fireplaces and chimney breasts appear to be in a satisfactory condition with no sign of significant defect, although some wear and tear was noted, for example to fireplace hearths.

The working chimney stack flues have not been inspected or tested and comment cannot be made on the adequacy of any linings. The log burners should have been installed by a HETAS registered engineer, although your legal adviser should verify this and ensure that appropriate documentation is available.

Flues which are in use need to be swept regularly. This should be done at least once a year. Chimney fires can occur if flues are not properly and regularly swept.

The chimney flues, where redundant, should be ventilated in order to prevent condensation occurring within the disused flues. Vents should be fitted within the rooms and at the head of the flues to provide adequate air circulation.

ACTION: Obtain quotations from competent building contractors for ventilating the disused chimney flues.

Condition Rating 2

FLOORS

Description

The ground floors are of solid concrete construction, whilst the upper floors are of suspended timber design. Although most floors were covered with carpets or other fixed coverings, screed and floorboards appear to have been utilised beneath the coverings.

Condition

Fitted coverings and furniture inevitably restrict the detail of inspection. Comments are therefore based on selected areas where the edges of carpets could be turned back, with the vendors

Property address:

permission, to give an indication of the method of construction used and its condition.

The risk must be accepted that concealed defects may exist beneath the floor coverings which were not removed.

The quality of fit and finish to the fixed floorcoverings is poor in places and some wear and tear was noted.

There are signs of general unevenness to the solid ground floors, although no specific repairs appear to be required.

Some deflection and creep is evident in the suspended upper floors, but this is within reasonable tolerances for a building of this age and type and does not appear to be of structural significance. A number of loose and creaky floorboards would benefit from refixing or improved support.

ACTION: Budget for refixing some floorboards when the carpets are next lifted.

Condition Rating 2

DAMPNESS

Inspection

Tests were conducted with an electronic moisture meter at appropriate positions throughout the property, except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings.

Rising Damp

Rising dampness is caused by the natural effect of moisture from the ground rising up through a structure by means of capillary action. This will occur where there is failure or lack of a damp-proof course. Rising dampness will inevitably lead to spoilt decorations, defective plaster, and rot to timbers, and creates an unhealthy environment in which to live.

Ground floor walls were tested with an electronic moisture meter and in most areas no significantly high readings were noted. Some dampness was found, however, for example in the family room.

It is probable that there is residual dampness behind the cement render which has been applied to the inner surfaces of some walls. This can obscure dampness for a time, creating apparently dry wall surfaces in the rooms, but inevitably such coatings have limited durability and the dampness may eventually re-appear.

Property address:



Dampness to family room

ACTION: Instruct a Property Care Association (PCA) registered specialist damp-proofing contractor to inspect the whole property and report on internal dampness, together with a quotation for appropriate remedial works and allied repairs.

Penetrating Damp

Solid external walls can be prone to rain penetration. Leaking gutters and driving rain can cause rainwater to soak through the masonry. Persistent water penetration can cause damage to plaster and decorations, as well as timber decay. The risk can be minimised by maintaining gutters and downpipes in good condition.

Evidence of penetrating dampness was found, for example within the outside door reveal to the family room. External joints and detailing should be checked and made good where necessary.

Property address:



Penetrating dampness to door reveal

ACTION: Budget for some repairs to remedy the effects of penetrating dampness.

Condensation

No indications of any problems with condensation were noted. However, condensation may be a problem for one occupier where it was not for the previous one. It can often be controlled by careful management of heating and ventilation rather than by physical works.

The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture), and the provision of adequate thermal insulation and proper ventilation.

Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings, increasing the risk of condensation.

The extent of condensation in a dwelling will depend not only on its orientation and construction, but on variable factors such as weather conditions, lifestyle, and how the property is heated and ventilated. It is essential that moisture producing rooms, such as kitchens and bathrooms, are adequately heated and ventilated at all times to prevent future problems.

Condition Rating **3**

TIMBER DEFECTS

Description

We have inspected all accessible timbers for damage and decay. We

Property address:

are, however, unable to comment on the condition of hidden timbers which have not been inspected.

It is our experience that in older properties, there are likely to be timbers incorporated within the structure which have, over the years, deteriorated from wood boring beetle infestation. Penetrating or rising damp and can also be a cause of potential problems. Without opening up the structure it is not possible to comment in any detail on such timbers. When buying a property of this age and type it is a potential hazard which should be borne in mind when calculating future maintenance costs.

The possibility of having to carry out localised treatment and repair should not be discounted.

Wet Rot

Wet rot is usually associated with neglect or poor detailing in buildings, occurring in timbers which are definitely wet, or have a persistent moisture content in excess of around 20%. Wet rot can occur in internal as well as external timbers. It is often limited in extent and does not extend beyond damp timbers. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into damp walls, and floors beneath leaking sanitary fittings. Damp roof timbers and ground floor timbers are also vulnerable.

Wet rot was identified in a timber lintel to the lower part of the right hand cellar steps. This will require replacement.

ACTION: Instruct a Property Care Association (PCA) registered specialist timber contractor to replace the rot affected cellar lintel.

Wood Boring Beetle

Evidence of wood boring beetle infestation was found in the roof spaces and to exposed beams, lintels and joinery timbers. It may also be present in other concealed areas.

The absence of any powdered wood (frass) suggests that the activity is historic and the vendors advise that all internal timbers have been treated. However, your legal adviser should ensure that there is a guarantee.

In the absence of satisfactory documentation, you are recommended to obtain further advice from an appropriately qualified contractor prior to purchase.

Property address:



Wood boring beetle infestation

ACTION: Obtain further advice from a Property Care Association (PCA) registered specialist timber contractor if a satisfactory guarantee is not available for the treatment of wood boring beetle infestation.

Dry Rot

Dry rot is a fungus which develops in damp timber, usually under conditions of dampness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub floor and roof voids are places at high risk from dry rot attack.

The fungus produces strands which can extend for several metres over and through such materials as plasterwork and masonry, allowing secondary outbreaks to occur. Eradication can be difficult, disruptive and expensive to achieve.

There were no indications of dry rot in the accessible parts of this property.

Condition Rating **3**

BASEMENTS & CELLARS

Description

There are three brick vaulted cellars located beneath the front half of the main building and accessed from the family room. Access to the right hand cellar is restricted.

Property address:

Condition

The cellars are damp due to their location below ground level. Damp-proofing would be difficult to achieve and is unlikely to be cost effective.

Readily accessible parts of the cellar accommodation should be capable of use for storage purposes provided adequate ventilation is maintained.

Condition Rating **1**

INTERNAL JOINERY

Description

Internal joinery is typical of a property of this type and age and whilst serviceable, shows general effects of wear and tear. Although there are no significant defects, there will be a need for some expenditure on this item.

Interior Doors

The internal doors are of timber construction and are a mix of ledged, part and fully glazed designs. The doors are generally reasonable, but some adjustments will be needed to ensure correct operation.

A cracked glazing pane was noted to one of the double doors on the landing. There are no visible British Standard marks to some of the internal door glazing and it is not possible to confirm whether the glass is toughened or laminated as is now required to comply with modern glazing safety standards.

The existing door between the entrance hall and attached garage should be replaced with a self-closing fire door for improved safety reasons.

The door surrounds and skirtings are of timber construction and appear adequately fixed in position.

Property address:



Cracked internal door glazing

ACTION: Budget for some repairs and improvements to the internal joinery.

Staircases

The staircase is of traditional construction formed with timber treads.

There is no outer balustrade and the open risers do not comply with modern requirements. Upgrading is required for safety reasons.



Open plan design staircase

Property address:

ACTION: Obtain quotations from competent joiners for upgrading the staircase.

Built In Kitchen Fittings

The breakfast kitchen is provided with a satisfactory range of painted wood units, cupboards and worktops. The units are of an appropriate quality, providing generally adequate equipment and food storage space.

Flexible sealant around the sink top and along the back edges of worktops should be regularly checked and maintained as even slight damage may allow water penetration to the enclosed areas beneath.

Other Joinery

There is a basic fitted bench with garden sink in the entrance porch, a fitted meter cabinet to the pantry, a fitted bookcase in the study, a built-in boiler cupboard to the family room, built-in cupboards on the landing, fitted wardrobes to the master bedroom and built-in cupboards in bedrooms two and four.

Although of basic construction, these fittings are sound and appear serviceable. Some general modernisation may be required in the future.

The sink tap in the entrance porch is loose and would benefit from refixing or improved support.

ACTION: Budget for some repairs and improvements to the built-in fittings.

Condition Rating 2

SANITARY FITTINGS

Description

Comparatively modern white sanitary fittings can be found within the family bathroom, en-suite bathroom and ground floor cloak room. They include freestanding baths, shower cubicles, wash-hand basins, a bidet and WC's.

Condition

The sanitary fittings appear serviceable, but were not inspected in detail. Some wear and tear was noted including cracking to the bidet, a poorly fitted shower tray panel, a stiff shower tap and missing outlet grille.

The water pressure at the taps was satisfactory at the time of the survey.

It is important to ensure that the seals to the sanitary appliances, in particular showers, are maintained in good condition to avoid water

Property address:

SERVICES

DRAINAGE

Description

The property is connected to a private drainage system. The vendors advise that this comprises a septic tank with three chambers located in the front garden.

Condition

The septic tank was in use at the time of inspection and could only be inspected superficially.

Under Environmental Permitting (England and Wales) Regulations, all discharge from septic tanks or sewerage treatment plants needs to be authorised by an Environmental Permit or to be exempt. Your legal adviser should ensure that this has been done and is satisfactory and current.

Septic tanks work on the principle that discharged solids are collected and settled in a series of two or three underground chambers. Naturally occurring bacteria help to break down and digest the material in the chambers, but this is not usually fully effective, due to the large volumes of discharge from modern households and the anti-bacteriological cleaners, etc used in the home. Surplus liquid is dispersed into the surrounding ground, by an arrangement of perforated or open jointed pipes laid in gravel filled trenches, usually in a herringbone pattern.

Such systems have limited success and some smells and inconvenience must be anticipated. Depending on the porosity of the subsoil, the land containing the outfall drains can become saturated and soggy. The outfall drains can gradually become silted up and when this occurs they have to be taken up and replaced. Whilst a correctly working septic tank should not need frequent attention, it may well be that the septic tank chambers will need periodic emptying by a drainage contractor to remove the accumulated material, typically at least twice a year.

Because of the limitations of this type of drainage system, it is recommended that it should be inspected by and a report obtained from, a reputable drainage engineer.

It should be noted that septic tank installations vary widely in their design and are rarely constructed fully in accordance with recommended good practice.

The cast iron lids to drain inspection chambers at the left hand side and rear of the property were lifted and the drains found to be blocked.

Property address:

An external uPVC soil and ventilation stack is located at the rear of the main building. The exterior waste water pipes are formed in uPVC. Where not connected into the soil vent stack these discharge into grated gullies. Staining was noted at joints, whilst alignment and fixings could be improved.

The grated rainwater gullies should be cleared where necessary and maintained free from obstruction to prevent overflowing. Levels in uPVC rainwater butts at the left hand side of the building will need to be managed.



Leaking boss connected waste pipe

ACTION: Instruct a specialist drainage contractor to clean and inspect the drains and septic tank and report on their condition, together with a quotation for any necessary work.

Condition Rating **3**

COLD WATER

Description

Mains water is connected to the property.

Every property with a mains water supply requires both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency or when carrying out alterations to the plumbing system. They should be checked regularly to ensure

Property address:

that they open and close properly. All occupants of the house should be aware of the stopcock locations.

The internal stopcock is in the cloak room. An external stopcock is located in the drive.

Condition

In a property of this age, if the underground supply pipework has not already been replaced, it is likely to comprise lead or cast iron and may need renewal.

Mains water connects to mainly copper plumbing. There are no obvious indications of urgent or significant defects, although a number of areas were hidden from view.

There are no water storage tanks as the plumbing system is fed directly from the mains.

Condition Rating **1**

GAS

Description

The property is connected to a mains gas supply. The meter is located within the entrance porch.

Condition

The accessible parts of the gas installation and pipework appear to be in a satisfactory condition with no obvious signs of significant fault or damage.

Condition Rating **1**

ELECTRICITY

Description

The property is connected to a mains electricity supply. The meter is located within an outside box at the left hand side of the building. There are consumer units in the pantry and cloak room.

Condition

The observed fittings and wiring are a mixture of ages, suggesting partial rewiring in the past. The consumer unit in the pantry originally comprised a rewirable fuse type, but has been upgraded with basic plug in MCB's.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance,

Property address:

impedance and current, etc.

The Institute of Electrical Engineers (IEE) recommend that electrical installations should be tested every 5 years or on change of ownership. The vendors advise that the electrical installation was last inspected in 2012.



Consumer unit to pantry

ACTION: Instruct an NICEIC/ECA registered electrical contractor to test the electrical installation and report on its condition, together with a quotation for any necessary work.

Condition Rating **3**

HEATING & HOT WATER

Description

Central heating is provided by a wall mounted, gas fired Vaillant boiler located within the built-in cupboard to the family room. Hot water is stored in an unvented cylinder located within the roof space.

Condition

The gas boiler is fitted with a fan assisted flue which discharges through the rear elevation wall. The exterior flue terminal has a wire guard fitted to prevent damage or injury.

The programmer is in the family room, whilst there are room thermostats to the living room and landing. Heating in the individual rooms is provided by metal radiators of differing ages with thermostatic valves fitted.

Property address:

The radiators, visible pipework and valves appear satisfactory with no significant corrosion or leakage noted, but missing valve caps should be replaced where necessary.

The hot water cylinder is located within the roof space and is of a Santon Premier unvented type. No obvious signs of corrosion or leakage were noted to the visible parts.

Although no obvious faults were found with our visual inspection, central heating and hot water installations rely on regular and periodic servicing to prevent damage from occurring. Without regular servicing the boiler may also not be running at its most efficient. The vendors advise that the central heating boiler has been regularly serviced, although your legal adviser should verify this.

In the absence of satisfactory documentation, you are recommended to obtain further advice from an appropriately qualified engineer prior to purchase.

As mentioned earlier, additional space heating is provided by log burners in the living room and snug. These were not in use at the time of inspection and we are unable to confirm their serviceability. If you require further assurances advice should be obtained from a HETAS registered engineer prior to purchase.

ACTION: Obtain further advice from a Gas Safe registered heating engineer if satisfactory service documentation is not available for the central heating boiler.

Condition Rating 2

THERMAL INSULATION & VENTILATION

Description

Properties of this type are inherently less thermally efficient than a brand new property, particularly because of lower levels of insulation in walls and roofs, less efficient heating systems and older glazing.

Condition

The solid stone external walls would not meet current building regulation standards for thermal insulation, but will provide reasonably good insulation. Their considerable thickness means that they have high thermal capacity, i.e. the stonework will take a long while to warm up in comparison with modern lightweight building materials, but once warm, will act as a heat reservoir.

Some windows and outside doors are fitted with sealed double glazing units. It is common for the seals between the two panes of

Property address:

glass in a sealed double glazing unit to break down, typically after about ten years. When this happens, condensation forms between the panes. Replacement of the sealed unit, but not always the frame, is then necessary. You should expect this to happen in due course.

The accessible roof spaces are insulated with approximately 270 mm of glass fibre quilt which is sufficient to comply with current requirements.

Radiators have been fitted with thermostatically controlled valves.

It is important that moisture producing rooms, such as kitchens and bathrooms, are adequately ventilated at all times to prevent condensation problems developing in the future. Where mechanical extractors are not already provided these should be fitted with ducting to a suitable external point.

ACTION: Budget for some improvements to ventilation.

Condition Rating **2**

Property address:

GROUNDS

GARAGES

Description

An attached double garage is situated at the right hand side of the building. This is of stone construction beneath a pitched concrete tile roof.

An externally accessed loft over the garage and the adjoining entrance hall and cloak room is presently used for general storage purposes.

Condition

The structure appears to be in reasonable condition, consistent with its age and type. It should remain suitable for its purpose in the immediate future. However, it should be realised that it will not have been constructed to the same standard as a dwelling.

Some works of repair and maintenance will be required, for example to the roof covering and underlay, rainwater fittings and the timber exterior joinery.

Moss is accumulating on the roof surfaces. This should be carefully removed as it tends to retain moisture which can cause damage to the roof covering.

Old water staining was noted inside the garage to part of the ceiling and side elevation wall. There is no evidence of current dampness, but this indicates that there has been a problem in the past.



Rot to garage door frame

Property address:

ACTION: Budget for some repairs to the garage.

Condition Rating 2

PERMANENT OUTBUILDINGS

Description

A detached stable block of stone and pitched concrete tile construction is situated within the front garden. There are stone and pitched corrugated asbestos built stores to the right hand side and rear of the property. An attached outside WC is located at the rear of the pantry offshot.

Condition

The condition of the outbuildings appears to be adequate for current use, but some works of repair and maintenance will be required, for example to the rainwater fittings and exterior joinery.

The stable block shows signs of some past structural movement in the form of cracking to wall surfaces. However, this appears to be longstanding and no indication of a significant current structural problem was found. The movement is typical of a property of this type and age. No signs were found of significant continuing movement.

Moss is accumulating on the roof surfaces. This should be carefully removed as it tends to retain moisture which can cause damage to the roof coverings.

The outside WC appears to be poorly tied into the main building and improvements should be considered.

The corrugated roof panels to the side and rear stores appear to comprise asbestos cement. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be obtained before carrying out any work to these components. The cost of disposal may be high.

Property address:



Rot to outside WC door frame

ACTION: Budget for some repairs to the outbuildings.

Condition Rating **2**

**EXTERNAL
AREAS/PATIOS/PATHS/
DRIVEWAYS ETC.**

Description

The property stands on a large, irregular shaped plot which is partly sloping with ground levels rising away from the rear of the building.

Condition

There is a block paved driveway and car standing, a similar side footpath and separate hardstanding, concrete paved patios and a chipping covered rear yard. These surfaces are uneven in places.

Retaining garden walls, for example at the rear have deflected in places and the stone steps to the upper level rear garden are in poor condition.

The tennis court is in a dilapidated state of repair and will require substantial improvement.

There are a variety of mature deciduous and coniferous trees within the formal gardens. These do not appear to have caused any significant damage to the main building, but will require ongoing management.

Property address:



Steps to rear garden

ACTION: Budget for some repairs to the external areas.

Condition Rating 2

BOUNDARIES & FENCES

Description

Boundaries are generally formed by stone walls and fences.

Condition

Most of the boundaries appear to be adequately defined. Liability for the maintenance of all boundaries should be clarified by your legal adviser.

Sections of the stone walling have deflected or collapsed. The boundaries to the field are in poorer condition than the remainder.

Property address:



Deflected boundary wall

ACTION: Obtain quotations from competent building contractors for the repairs required to the boundary walls.

Condition Rating **2**

Property address:

GENERAL ENVIRONMENTAL FACTORS

Noise Disturbance

The proximity of the A623 at the front may result in some noise disturbance.

Means of Escape

Fire is always a danger, but we see no abnormal risks in this property. It is recommended that a fire drill is agreed with all occupants so that they know what to do in the event of a fire. Further advice can be obtained from the local fire and rescue service.

Smoke detectors are a valuable asset to a property and should be maintained in a working condition at all times. Mains wired detectors should be considered if not already installed.

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants.

Hazardous Materials

Artificial slates to the entrance porch roof may contain a small quantity of asbestos fibre, whilst corrugated roof panels to the side and rear stores are formed from asbestos cement.

Depending on its condition, asbestos cement found on and within domestic property can, in many cases, be left alone without causing any undue risk to the occupants. This, however, is strictly on the basis that the material is left undisturbed and unbroken, thus avoiding release of fibres.

There are regulations controlling the removal and disposal of certain types of asbestos. If you require further information as to the register of licensed contractors you should consult the Local Authority Environmental Health Officer.

Having regard to the age of the property it is possible that the paintwork contains lead, and suitable precautions should be taken when rubbing down and redecorating these surfaces.

Security

The property has a burglar alarm fitted. This has not been tested. Alarm systems require regular servicing. The service records should be checked and if the system has not been serviced within the last 12 months, a service should be commissioned from a specialist. Confirmation should be obtained that an automatic cut out device is in place.

Some, but not all, of the windows are fitted with security locks. Additional locks should be fitted.

Property address:

There are suitable locks or bolts to external doors.

Radon

Tests by Public Health England have identified some properties in the area as having natural levels of Radon gas in excess of the limits considered acceptable, and which can prove to be a health hazard.

Remedial measures have been installed comprising an extractor fan within the cellar and ducting through the property which discharges via the main rear roof slope.

The operation of Radon remedial measures is outside the scope of the report. If you require further assurances advice should be obtained from an appropriately qualified engineer prior to purchase.

Flooding

The property is not considered to be at risk from flooding under normal conditions.

Listed Building

The property is understood to be Grade II Listed. The Local Authority can issue a Listed Building Enforcement Notice requiring the correction of any unauthorised alteration or extension works, if they consider that the works adversely affect the character of the building. We have not investigated whether any works requiring consent have received the necessary approvals and therefore recommend that your legal adviser should make further enquiries. If there is any doubt, the local Planning Authority should be consulted before exchange of contracts.

Planning application nearby

There are no known planning proposals likely to adversely affect the property, although this is a matter more properly dealt with by your legal adviser as part of the usual pre-contract enquiries and local searches.

Confirmation should be obtained from the Highways Authority that there are no proposed road developments within the vicinity of the property.

No environmental factors

No significant adverse environmental factors are known.

Old mine works

The property is located in an area of historic lead mining activity. Your legal adviser should obtain a mining search on the property.

Clay sub soil

It is possible that the property is built on ground which contains an amount of clay. Clay soils can shrink and swell, depending on the levels of rainfall in a period of time.

High Voltage Electricity

There is no high voltage electricity supply equipment in the vicinity of the property.

Property address:

APPENDIX 1

GENERAL ADVICE

Property address:

GENERAL INFORMATION

MAIN ROOF

Pitched Roofs

- A pitched roof is the name given to any roof with an angle of pitch greater than 10 degrees. Such roofs can be covered with a wide choice of material but, with residential property, tile, slate or thatch are the principle ones.
- The actual angle of the roof slope has to be right for the chosen roof material whilst the roof construction (i.e. the timberwork) must be designed to bear not only the weight of the covering but also the extra weight of rain, snow and wind, etc. If the design of the timberwork is wrong the roof timbers may deflect and water penetration is likely to occur.
- Where the edges of a roof butt up against brickwork or a chimney, etc. it is necessary to insert seals known as soakers or flashings. These are ideally formed in lead but in older properties cement mortar or concrete is often used as a cheaper alternative. These eventually crack and leak.
- Where two roof slopes join (often at right angles), a valley junction is created. These valleys can be formed with tiles or they can be lined in materials such as lead, zinc or glass fibre. The only way valley gutters can work effectively is to have them cleaned out on a regular basis even although access is often difficult. If you do not clean out valley gutters, leaks are very likely.

OTHER ROOFS

Flat Roofs

- It is impossible to predict accurately the life of a flat roof. Even if the external materials appear sound, a minor puncture in the covering material can cause problems beneath (often out of sight). Reports that predict the likely life of a flat roof should be viewed with caution, although we often attempt to give a general guide to be helpful.
- Flat roofs have always been considered a part of residential house design. Traditionally they were used on small or secondary areas. From the 1960's onward, large flat-roofed areas were brought into use but these days we try to minimise flat roof areas and create pitch roofs where possible since most flat roofs are troublesome to some extent or other.
- A flat roof is defined as a roof as having a slope less than 10 degrees. To enable the rainwater to run off its surface, the flat roof must be laid with some slope and if this is too shallow water will collect in puddles on the surface. Such puddles or "ponding" can cause the roof to deteriorate. Damage can also be caused to the substructure under the covering.
- Most flat roofs are not designed for walking on and chippings pressed underfoot can cause punctures in the roofing material. Walkway tiles can, however, be purchased and bedded down when a walkway route is needed.
- Many problems with flat roofs occur on the edges of the roof or in the junctions with walls or nearby roof slopes. Any vertical edging or flashing often indicates a better than average attention to detail. Felt upstands and edge kerbs are very often torn and need careful and regular attention and checking.
- The best designed flat roofs will incorporate modern levels of insulation and will also contain sufficient ventilation to reduce the risk of rot in concealed structural timbers. Being realistic the majority of flat roofs are not built this way and are therefore prone to problems developing out of sight.
- Although felt in one form or another is the most common material found on modern flat roofs, there are others including lead, copper, zinc, fibreglass and asphalt.

Property address:

COVERINGS

Thatched Coverings

- Thatch is one of the oldest techniques still used in building construction today. There are two main materials used – water reed and wheat straw. Water reed is more durable, lasting up to 80 years approximately. Wheat straw comes as either long straw (lasting up to 25 years approximately) or combed wheat reed (which can last up to 40 years).
- The speed at which a thatch roof deteriorates is difficult to judge. Generally, the further west a property is, the faster its thatch deteriorates due to the wetter climate. The quality of the thatching material and the slope of the roof also affect the life of a thatch.
- The steeper the roof slope, the longer the thatch is likely to last. Thatched roofs should never be less than 45° and sometimes can be steeper. It is common for thatched roofs to need patching or replacement of the ridge which is likely to be needed every 10-15 years.
- Fire is a well known risk with thatch. Electrical wiring needs to be checked regularly and ideally a spark arrestor should be fitted to the top of the chimney to prevent sparks and materials falling onto the thatch. It is always good practice to have the chimney lined. Smoke detectors and fire extinguishers are essential additions within the property.

Slate Coverings

- Slate can last anything up to 100 years or more depending on quality, source, thickness, and the skill with which it was cut.
- Natural slates are formed by very thin layers of rock being bonded together. Poorer quality slates may contain impurities which react with water and force the layers apart. This “delaminating” is common on the underside of the slates.
- Slates are held by nails fixed via holes drilled either close to one end or at the centre. It is quite common for slates to split when being fixed but then be left in place, only to slip later. Nails inevitably corrode in time and slates start to slip. This is known as “nail sickness”. Take note of this if it is listed in Section 3 Roof, as it will mean that you face ongoing maintenance. You can identify where slates have already been re-set as they are usually held in place by lead or copper clips, known as tingles. Old slates often shale to a degree whereby their effectiveness is very limited.
- Problems with slate roofs have led some owners to apply a coating over the whole of the covering. This should never be considered an appropriate repair. It can make the roof watertight for a few years. It will certainly mean that complete renewal of the roof will be necessary, as good slates when over-coated cannot be reused. It is also likely to cause condensation problems as the roof stops breathing.
- Traditionally, slate roofs were not underfelted and, this allows the slates to breathe. This practice still has its supporters, but generally, underfelted is considered as important with a slate roof as with a tiled roof. The underfelt provides a secondary protection against leaks if the slates are breached.
- There are various proprietary coatings available which are applied to the underside of old slate roofs. Whilst these do undoubtedly provide a short term repair, the medium or long term merits of such a system are untested and a lot of surveyors believe these under spraying systems to have a limited life.

Clay Tiles

- Clay tiles come in all shapes and sizes ranging from flat (plain) tiles to those which overlap at the edges and form vertical rolls on the roof slope. Clay Tiles have been used widely for many years,

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although since the post-second world war period, concrete tiles have tended to have been used as an alternative.

- By nature a clay tile is not impervious to moisture and, as it ages, some water enters into the tile. This can lead to damage of the tile surface (lamination) when the moisture freezes and breaks off the face of the tile itself, both internally and externally. Where this is visible, beware – ongoing maintenance is needed.
- Tiles are either nailed onto roofing battens or hung onto the battens by means of nibs which are formed in their upper edge. Most manufacturers recommend that even tiles with nibs are nailed at regular intervals to prevent them being lifted by the wind. Corrosion of nail fixings is commonplace (known as nail sickness) and will mean ongoing maintenance. Due to the method of manufacture, tiles are often not flat, which allows water to be blown or drawn up between them and can cause dampness inside, especially if the roof is an unlined one. In time the nibs can shale away.
- Occasionally old wood pegs or aged random nails are found on very elderly roofs.
- If you are considering recovering a roof, do take advice before changing the covering material.
- There are various proprietary coatings available which are applied to the underside of old clay tiled roofs. Whilst these do undoubtedly provide a short term repair, the medium or long term merits of such a system are untested and most surveyors believe these under spraying systems to have a limited life.

Concrete Tiles

- Concrete tiles are reckoned to last at least 50 years. The general performance of concrete tiles is impressive, though they can be prone to lose surface colour which shows up replacement tiles.
- Sometimes a powdery “efflorescence” can be seen under the tiles. This is simply salts contained in some earlier concrete tiles emerging due to heat and dampness over a period of years. Eventually the tiles’ nibs can be eroded away, though this is likely to take many years.
- Certain tile shapes (especially pantiles) have an open void in them which needs sealing at gutter/base level mainly to prevent birds nesting under tiling and causing damage. It is often difficult to tell from ground level whether these seals are in place and it is always sensible to carry out a check whenever a property is being maintained or painted. Modern patent eaves level seals also allow important ventilation.
- In the course of time concrete tiles can become brittle.

RAINWATER GOODS

- Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is always important.
- Gutters and downpipes are traditionally made in cast iron but with modern property, plastic is generally used. In addition, however, we frequently survey properties with asbestos, lead, tin or aluminium as alternatives. All gutters need to be laid to a slope in order to enable rainwater to run to a downpipe outlet. Guttering should always be fixed so that it catches as much water flow as possible from the roof above. Guttering systems frequently run on an inter-neighbour basis with semi-detached or terraced homes.
- Metal fittings are particularly prone to corrode and joints often fail. They need regular checks and maintenance if they are to be preserved.
- Traditionally downpipes discharge over open gulleys but today many downpipes are taken directly into the underground drainage system without an access gully. This can cause problems for cleaning.

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CHIMNEYS

- Chimney stacks can be built in a variety of shapes heights and sizes, often elaborate for architectural purposes. However, the flues within the stacks are formed in one of two ways. Older houses have flues with a rendered internal face that can often fail and erode, causing smoke and fumes to escape and also causing general inefficiency. More modern properties have continuous liners that are effective for solid fuel and other fuels. Some old properties have flues which are just not adequate for modern use.
- Flue soundness and efficiency in older homes must never be assumed. Proper smoke tests are normally required to check flue soundness. If necessary old flues can be lined in order to bring them up to modern standards.

EXTERNAL WALLS

Stone Walls

- Stone is described according to the manner in which it is prepared and laid. The two main categories are known as ashlar and rubble. When stones are squared to a regular size and have smooth faces, they are known as ashlar. Rubble comprises stones of differing sizes which are either laid at random (a crazy paving appearance) or they can be laid roughly in courses.
- Many of our stone buildings are made of stone which is very aged and may have been re-cycled from previous buildings. Some types of stone are harder and more durable than others
- Frost is a major problem with some stones softening as water penetrates the surface and freezes, causing the surface to break off and at the same time allowing more water to penetrate into the core of the wall causing more damage.
- Poor repairs to stone work and the pointing between the stones can cause ongoing problems and it is always sensible to take the advice of a stone mason to ensure that repairs are appropriate.
- Because stone walls are generally thick, there is a popular conception that they are solid from inside to out. This is not always the case and the core of the wall is often filled with rubble and general debris.

Solid Brickwork

- Until the mid-1930's most domestic property in this country was built in solid construction. This means that the bricks are laid in such a way that they run through the depth of the wall from inside to out and as a consequence this can permit damp to travel through the wall onto the internal surfaces. Generally a wall which is exposed to heavy driving rain will be more susceptible to damage than one which is sheltered.
- Areas under window sills tend to be more susceptible to water damage than other wall areas.
- In order to minimise the risk of damp penetration, the outside pointing and brickwork should be kept in as good a state as possible. Modern coatings are available to apply to solid brickwork to help weatherproof them but these do not always look attractive. They can cause problems if damp breaks through the coating and gets behind the weatherproofing.
- Heat loss tends to be greater through solid wall construction than it is through a cavity wall. A solid wall with a rendered finish can perform well if the render is maintained in a sound state.
- It tends to be inevitable that houses with solid wall detail suffer on occasions from condensation problems.
 - Many older and inter-war built houses have projecting bays as a feature of the wall design. Often the upper storey bay wall is not built in brick at all but in timber – generally without any insulation.

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Cavity Walls

- This is the normal form of construction found on houses from the mid-1930's to the present day, although many older houses have a variation of the same form of wall detail.
- As the name implies, cavity walls are constructed with two leaves of brick or block work – with a cavity between. The benefits of the cavity are that the wall cannot let water through its depth whilst the air in the cavity offers improved insulation standards.
- The outer and inner leaves of a cavity wall are usually stabilised with ties made of galvanised steel or plastic.
- In some cases, the ties which hold the outer and inner leaves together begin to rust. At first, they expand causing the outer leaf to bow and eventually may collapse. Cavity wall tie failure is more common in older houses (prior to 1980) and is often known to be a problem in particular areas. We will alert you to potential maintenance *regarding* cavity wall ties if there are visible signs of problems or if we are aware of previous problems in nearby properties.
- Even though cavity construction is effective, water can sometimes penetrate the outer skin of the wall. Cavity trays should be inserted over window and door openings to catch this water. There should be drainage channels left through the mortar joints from these trays although they are frequently omitted.
- Brick is the most common form of outside finish on a cavity wall. Frost often attacks older bricks causing the surface to break off. This is known as “spalling”. Repair work is possible but costly if the job is to be done properly and the best approach is to cut out the failed bricks and replace them.
- It is common to see salty stains, particularly on new brickwork. They are of no structural significance and can be brushed off or left to be dispersed by weather action over a period of time.
- A rendered finish or some form of cladding applied to the outside of a modern cavity wall often indicates that both leaves of the wall are of block without any brick content.

Rendering

- Modern cement render can be inappropriate for old buildings because it is incompatible with the construction of most old buildings and can cause or accelerate serious decay. Modern buildings generally depend on an impervious outer layer and cavities to keep out moisture. By contrast, old buildings tend to rely on their porous nature ('breathability') to allow water absorbed by the fabric to evaporate back out
- The use of an impervious Portland cement render in place of a traditional lime-based covering restricts evaporation. Hairline cracks form due to the mortar being more rigid than the wall. These then draw in water that becomes trapped in the fabric. Timber-framed and earth constructed buildings in particular can suffer major structural damage if moisture builds up behind a cement rendering.
- It is generally a mistake not to replace render. There is a good chance that the building was rendered originally. Even if it was not, the rendering may have been applied at a later date as necessary protection against the weather.
- When a cement render has been removed, re-rendering should be delayed for a short period to allow drying out if the underlying fabric is saturated. Additionally, any areas of decayed backing must be made sound before the new render is applied to prevent its early failure.

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WINDOWS, DOORS AND EXTERNAL JOINERY

Windows

- Traditionally windows were constructed in wood and generally old timber tends to be better than new timber and hardwood is more long lived than softwood.
- Increasingly wooden windows are being replaced with man made materials. During the 1970's and early 1980's aluminium units set in hardwood frames were very popular. Many of these windows, however, have become temperamental in the way they open and close. These days uPVC is the most commonly used material for replacement units and if looked after and if of a good standard these windows perform well.
- With PVC windows it is important to keep the material as clean and dry as possible and to maintain the mastic seals around the frames in a good state to help prevent any damp penetration. Regular maintenance of the window mechanisms tends to be necessary. Failure of the rubber seals and bushes tends to occur. It is vital to check whether any current guarantees are in force.
- With increased importance being paid within the building industry to insulation standards the quality of glazing has improved over the years, but many houses still have comparatively "ordinary" single glazed windows whilst some high quality triple glazed units are sometimes found.
- Unfortunately many double glazed windows suffer from failure causing the glass to mist over and the only solution is to replace the glazing. This type of failure can occur without warning. There are some indications that the average life of a sealed double glazing unit is some ten years only.
- Some houses built between 1920 and 1960 had steel framed windows. These are prone to rusting and as the metal corrodes and expands, the windows can become twisted or buckled and panes crack or break. This type of material also creates a cold surface which can lead to a high level of condensation.
- Lead light windows may look pretty, but they are troublesome to clean and do weaken with age.

Doors

- External softwood doors are the cheapest to fit, but the least durable. Unless very regularly decorated they will decay. Hardwood doors are better. Aluminium or uPVC replacement units are claimed to be the most efficient of all.
- The raised sill sections used with uPVC doors are vulnerable to foot damage.

DAMP PROOF COURSES

- A damp-proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.
- Virtually every urban property built in the last 120 years or so will have some sort of damp proof course in its wall. Many materials are in use, some being better and longer lived than others. The majority of the houses built in the last 60 years or so has a felt or pick based damp proof course along with blue brickwork. Before then slate or bitumen were frequently used. Many older houses have no built-in anti-damp protection.
- In order that a DPC can perform properly its line ought always to be at least two clear courses of brick above paths or garden surfaces. Whenever a lesser distance exists, the DPC can become ineffective and internal dampness can occur.
- Many older buildings suffer dampness due to inadequate damp proofing measures. The installation of a modern injection system (often identified by a series of drill holes in the brickwork) together with associated internal replastering can remedy such dampness. All damp

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proofing work ought to be dealt with by a competent and recognized specialist firm who can issue a valid guarantee. Internal replastering is an essential part of most damp proofing schemes.

INTERNAL WALLS AND PARTITIONS

- Traditional, internal walls have always been built in solid materials (brick or block), or timber. Contrary to popular belief, timber walls can be load bearing.
- Modern houses often have lightweight non-load bearing thin partition walls especially at first floor level.
- All these different wall types give differing standards of noise and thermal insulation.
- Many wooden or partition walls are difficult to use to support heavy fixings or pictures. Special fixings are generally available for most wall types.
- Many modern homes have a dry lined (plasterboard type) finish to walls which may not easily accept heavy fixtures, but the system is effective and plaster shrinkage problems are minimised.
- In older properties, the walls are often lined with board to disguise or overcome problems of poor plaster, damp and insulation. This can be effective but long term problems can still arise.

FLOORS

Solid Floors

- Solid floors are normally made up with a concrete slab laid on a hardcore base. The hardcore helps spread the load evenly over the soil beneath and protects the concrete from chemicals in the soil. To achieve a floor that does not settle, hardcore needs to be well compacted. If the floors should subside, repair work is possible but can be costly.
- Concrete slabs are typically around 150mm thick and have a thin top layer (screed) which gives a level base for the floor finish (tile, carpet etc). Sometimes the slab is just smoothed off to provide a finishing surface without a screed.
- Solid floors should include a damp proof membrane (dpm). This is usually either a liquid bitumen coat or a layer of polythene or bitumen sheet. The dpm reduces moisture coming up through the floor by capillary action, though it does not resist direct water pressure. Poor workmanship on site often means that a dpm is torn or laid with gaps or laid with gaps which become damp spots later.
- In older properties original floors tend not to have a dpm and often suffer from dampness. These floors are often an important feature of the property and if the level of dampness is felt not sufficient to warrant lifting and re-laying the floor surface to include a dpm, these floors tend to be left and the damp lived with. However these floors should not be surfaced with any impermeable covering such as vinyl or rubber-backed carpet (and ideally should be left exposed).

Timber Floors

- Suspended timber floors have been used for many years without great design changes. Most problems result from under-sizing of the joists or poor conditions at the end support (bearing), or poor sub-ground ventilation.
- Joists bearing into solid walls (usually pre-World War II) can rot, particularly if the wall is exposed to prevailing winds and rain soaks through the brick or stonework.
- Very often, joists are cut or notched, to allow pipes and wiring to run under floorboards. There are clear regulations which now restrict what can be done, but all too often mistakes are made, sometimes resulting in the floor becoming springy. If the surveyor suspects this fault we will suggest further investigation is made.

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- To prevent joists twisting, strutting is inserted usually some halfway along its length. Strutting is usually made with pieces of timber which are nailed between two joists at right angles to their length. When they are omitted the floor can become uneven or springy.
- When surveying a building it is rarely possible to carry out a full level of sub-floor checks and the surveyor will base their view on such inspection as is readily possible.
- More recent properties often have sheet chipboard/man made board flooring in place of more traditional floorboards. Because these materials can be laid in large panels, removal to access services can result in a very squeaky floor developing since the sheets are rarely properly re-fixed. The material tends to disintegrate on prolonged exposure to moisture and problems often occur near showers or washing machines in particular.

CEILINGS

Lath and Plaster Ceilings

- Most modern ceilings are made of plasterboard, but up to World War II a plaster mix was applied onto thin strips of wood called laths. (In very old properties reeds or straw were often used to strengthen to material). The strength of this type of ceiling depends on how well the plaster keys into the laths. When the plaster starts to pull loose from the laths, it often becomes widespread and repair of a small crack can soon become a large repair. Vibration and noise can often be a cause of a lath and plaster ceiling to fail. The installation of central heating can also cause old plaster to simply dry out so much that it cracks and fails.
- It is not uncommon for old lathed ceilings to be covered over with a variety of materials and finishes. Over boarding in modern plasterboard is a common solution to a troublesome ceiling.
- Lathed ceilings are heavy and can fall unexpectedly if damaged!

Plasterboard Ceilings

- For nearly 50 years now plasterboard has replaced the use of lath and plaster in most ceiling construction. Boards come in a variety of thickness and in general are relatively maintenance free.
- Joints between boards are most commonly covered by tape. Hairline cracking along the joints, however, is not uncommon though relatively simple to fill and redecorate or lining paper can be applied prior to a decorative finish.
- Dampness is a problem for plasterboard which is made up of a plaster centre covered by heavy paper on both sides. When moist, the paper covering deteriorates and the plaster content generally swells and crumbles. Replacement is then normally necessary.
- Artex or similar textured finishes are popular but these are not easy to repair to a good standard.

DAMPNESS

Damp & Timber Treatment – Guarantees

- Very often in older properties we find that previous damp and timber treatments have been carried out and are subject to guarantees.
- Particular care needs to be exercised in respect of wood-rot, woodworm/beetle and damp guarantees.
- A guarantee will normally only cover those areas specifically treated, and this is normally identified in the original report, specification and plan.
- It is important that such documents are made available to you and your legal adviser.
- Insurance protection is sometimes available for un-treated areas.

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TIMBER DEFECTS

Timber Defects

- As a general word of caution, in older properties of this type, it is our experience that there are likely to be timbers within the structure which have deteriorated over the years due to possible wood-worm/beetle infestation, damp or other reasons, and may be decayed and a cause of potential problems in the future.

GAS

- As with electricity, defects can be life-threatening and are even harder to detect. We can form some impression of the attention given to the gas installation by the appearance of the fittings and will note concerns in Section 4. That apart it is essential that every property which is provided with gas has a test and service every year. If a test is overdue, arrange one immediately. Make sure that the contractor you instruct on any gas matters has a current registration with CORGI. If the surveyor considers that further investigations are needed he will say so.
- All gas appliances and flues must be subject to an annual check and test.
- Surface run gas pipes both inside and out must be treated with care to avoid damage.

WATER SUPPLY AND PLUMBING

Pipework & Tanks

- Most pipework in a building is concealed within the structure and fabric and we can only form an opinion based on the exposed parts of the installation.
- Copper tube is the most popular material used but in many new installations plastic is becoming increasingly popular as a cost effective alternative.
- In many older houses we still find old lead or galvanised piping, especially on the underground supply pipe. Some homeowners consider lead pipes to be a health risk. Old underground pipes can leak for many years undetected or suddenly burst unexpectedly. Replacing underground/floor pipes can be costly and disruptive.
- Water tanks come in a variety of shapes and sizes but plastic is the preferred modern material. In older properties we find older galvanised steel or cement asbestos tanks and ideally these should now be replaced.

HOT WATER INSTALLATION, BOILERS, CONTROL EQUIPMENT, SPACE HEATING, ETC.

- The ability of any central heating system to sufficiently heat all areas required depends on the efficiency of the boiler and the size and efficiency of the pipe runs and radiators. In order to tell accurately whether a central heating system is adequate, Heating Engineers have to carry out a series of calculations involving size of radiators, room and window sizes, capacity of the boiler etc. For this degree of assessment, a Heating Engineers' involvement is essential.
- Modern combination boilers are increasingly popular, but they may produce limited amounts of hot water for bathing with poor levels of pressure.

FOUL AND SURFACE WATER

Drains

- Foul drains are those taking waste from inside the building – WC, bath, kitchen, etc
- Below ground drainage systems must fulfil two functions in order to avoid problems:
 1. they must discharge waste efficiently into the main sewer

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2. they must avoid foul smells escaping near to the property

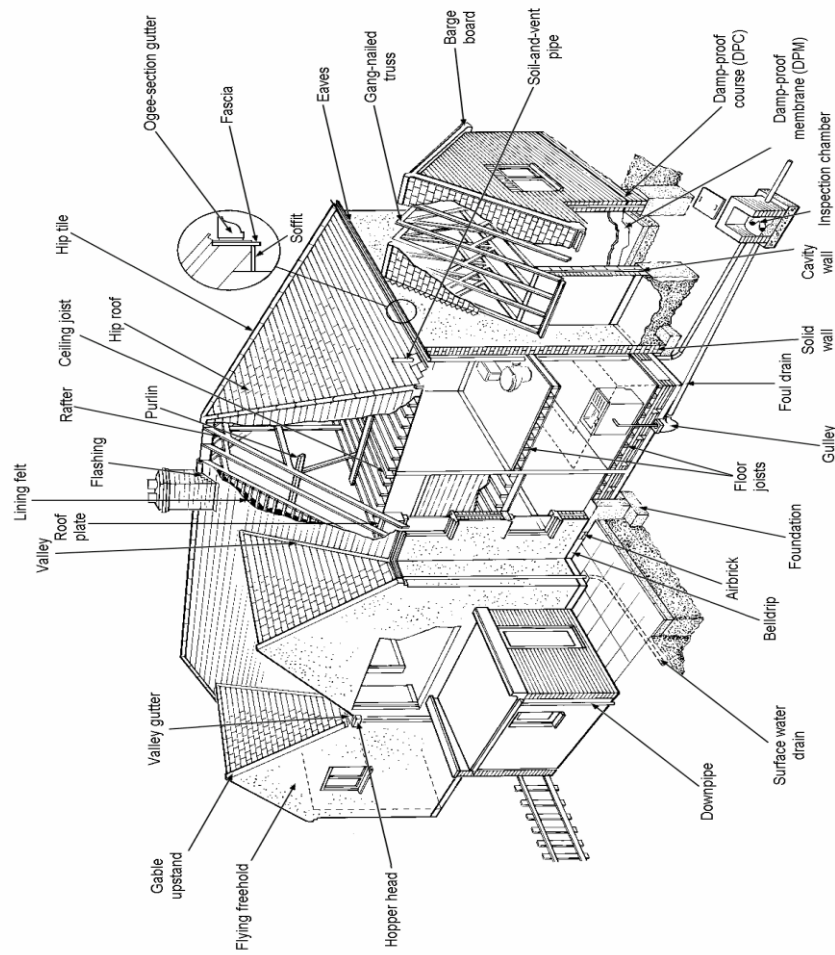
- A correct slope (fall) is required to all drainage runs. Where gradients are too shallow, matter can build up and drains will need to be rodded on a regular basis. It is for this reason that the building regulations insist that an inspection chamber is provided where ever drains change direction or gradient. In some cases, small access gullies known as rodding eyes are provided.
- One of the most common causes of problems in drains is damage caused by tree roots which get into drains in search of water. We will advise you if there are likely problems in this regard, though it is important not to plant shrubs or trees close to drainage runs.
- Many houses of all ages have drain runs which are not as watertight as they should be. This can only be determined by the carrying out of a formal test which is not part of a Building Survey inspection.
- It is a good practice to regularly flush through drains with hot soapy water.

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APPENDIX 2

SKETCH TO ILLUSTRATE BUILDING TERMS

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APPENDIX 3

***GLOSSARY OF BUILDING
TERMS***

Property address:

GLOSSARY OF BUILDING TERMS

Aggregate	Pebbles, shingle, gravel, etc used in the manufacture of concrete, and in the construction of "soakaways".
Air Brick	Perforated brick or metal/plastic grille used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
Architrave	Joinery moulding around window or doorway.
Asbestos	Fibrous mineral used in the past for insulation. Can be a health hazard - specialist advice should be sought if asbestos is found.
Asbestos Cement	Cement with 10-15% asbestos fibre as reinforcement. Fragile - will not bear heavy weights. Hazardous fibres may be released if cut or drilled.
Ashlar	Finely dressed natural stone: the best grade of masonry
Asphalt	Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.
Barge Board	See "Verge Board".
Balanced Flue	Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape (see also "Fan Assisted Flues").
Batten	Thin lengths of timber used in the fixing of roof tiles or slates.
Beetle Infestation	(Wood-boring insects: eg woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.
Benching	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "Haunching".
Bitumen	Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp proof courses.
Breeze Block	Originally made from cinders ("breeze") - the term now commonly used to refer to various types of concrete and cement building blocks.
Carbonation	A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.
Cavity Wall	Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).

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Cavity Wall Insulation	<p>Filling of wall cavities by one of various forms of insulation material:</p> <p>Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason.</p> <p>Fibreglass: Can lead to problems if becomes damp.</p> <p>Foam: Urea formaldehyde form, mixed on site, and pumped into the cavities where it sets. Can lead to problems of dampness and make investigation/replacement of wall ties more difficult.</p> <p>Rockwool: Inert mineral fibre pumped into the cavity.</p>
Cavity Wall Tie	<p>Metal device bedded into the inner and outer leaves of cavity wall. Failure by corrosion can result in the wall becoming unstable - specialist replacement ties are then required.</p>
Cesspool	<p>A simple method of drainage comprising a holding tank which needs frequent emptying. Not to be confused with "Septic Tank".</p>
Chipboard	<p>Also referred to as "Particle Board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs and (with Formica or melamine surface) furniture, especially kitchen units. Also commonly used on floors. Tends to swell if moisture content increased.</p>
Collar	<p>Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to roof spread.</p>
Combination Boiler	<p>Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders, etc but are complex and more expensive to repair. Water supply rate can be slow.</p>
Coping/Coping Stone	<p>Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.</p>
Corbel	<p>Projection of stone, brick, timber or metal jutting out from a wall to support a weight.</p>
Cornice	<p>Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.</p>
Coving	<p>Curved junction piece to cover the join between wall and ceiling surfaces.</p>
Dado Rail	<p>Wooden moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair backs.</p>
Damp Proof Course	<p>Layer of impervious material (mineral felt, PVC, etc) incorporated into a wall to</p>

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prevent dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.

Damp Proof Membrane

Usually polythene, incorporated within ground floor slabs to prevent rising dampness.

Deathwatch Beetle

Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.

Double Glazing

A method of thermal insulation usually either:

Sealed unit: Two panes of glass fixed and hermetically sealed together; or

Secondary: In effect a second "window" placed inside the original window.

Dry Rot

A fungus which attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.

Eaves

The overhanging edge of a roof at gutter level.

Efflorescence

Salts crystallised on the surface of a wall as a result of moisture evaporation.

Engineering Brick

Particularly strong and dense type of brick, sometimes used as a damp proof course. Usually blue in colour.

Fan Assisted Flues

Similar to "Balanced Flue" but with fan assistance to move air or gases.

Fibreboard

Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.

Fillet

Mortar used to seal the junction between two surfaces, ie between a slate roof and a brick chimney stack.

Flashing

Thin sheet material used to prevent leakage at a roof joint. Normally metal (lead, zinc or copper).

Flaunching

Contoured cement around the base of cement pots, to secure the pot and to throw off rain.

Flue

A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.

Flue Lining

Metal (usually stainless steel) tube within a flue - essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.

Foundations

Normally concrete, laid underground as a structural base to a wall; in older buildings may be brick or stone.

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Frog	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall.
Gable	Upper section of a wall, usually triangular in shape, at either end of a ridged roof.
Ground Heave	Swelling of clay subsoil due to absorption of moisture; can cause an upward movement in foundations.
Gulley	An opening into a drain, normally at ground level, placed to receive water, etc from downpipes and waste pipes.
Haunching	See "Benching". Also term used to describe the support to an underground drain.
Hip	The external junction between two intersecting roof slopes.
Inspection Chamber	Commonly called "manhole"; provides access to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
Jamb	Side part of a doorway or window (see also "reveals").
Joist	Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.
Landslip	Downhill movement of unstable earth, clay, rock, etc often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity.
Lath	Thin strip of wood used as a backing to plaster.
Lintel	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
Longhorn Beetle	A serious insect pest mainly confined to the extreme south east of England, which can totally destroy the structural strength of wood.
LPG	Liquid Petroleum Gas (or Propane). Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Mortar	Traditionally a mixture of lime and sand. Modern mortar is a mixture of cement and sand. Used for bonding brickwork, etc.
Mullion	Vertical bar dividing individual lights in a window.
Newel	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.

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Oversite	Rough concrete below timber ground floors.
Parapet	Low wall along the edge of a flat roof, balcony, etc.
Pier	A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.
Plasterboard	Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.
Pointing	Smooth outer edge of mortar joint between bricks, stones, etc.
Powder Post Beetle	A relatively uncommon pest which can, if untreated, cause widespread damage to structural timbers.
Purlin	Horizontal beam in a roof upon which rafters rest.
Quoin	The external angle of a building, or, specifically, bricks or stone blocks forming that angle.
Rafter	A sloping roof beam, usually timber, forming the carcass of a roof.
Random Rubble	Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering	Vertical covering of a wall either plaster (internally) or cement based (externally), sometimes with pebbledash, stucco or Tyrolean textured finishes.
Reveals	The side faces of a window or door opening (see also "jambs").
Ridge	The apex of a roof.
Riser	The vertical part of a step or stair.
Rising Damp	Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure, etc.
Roof Spread	The thrust of a badly restrained roof structure (see "Collar") causing outward bowing of a wall.
Screed	Final, smooth finish of a solid floor; usually mortar, concrete or asphalt.
Septic Tank	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
Settlement	General disturbance in a structure showing as distortion in walls, etc, usually as the result of the initial compacting of the ground due to the loading of the

Property address:

building.

Shakes	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
Soaker	Sheet metal (usually lead, zinc or copper) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall, etc. Associated with flashings which should overlay soakers.
Soffit	The under-surface of eaves, balcony, arch, etc.
Solid Fuel	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel	Space above and to the sides of an arch.
Stud Partition	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
Subsoil	Soil lying immediately below the top soil, upon which foundations usually bear.
Sulphate Attack	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
Tie Bar	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.
Torching	Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
Transom	Horizontal bar of wood or stone across a window or top of door.
Tread	The horizontal part of a step or stair.
Trussed Rafters	Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.
Underpinning	Methods of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
Valley Gutter	Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roof slopes.

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Ventilation	<p>Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc, and to assist in prevention of condensation.</p> <p>Floors: Necessary to avoid rot, especially dry rot, achieved by air bricks near to ground level.</p> <p>Roofs: Necessary to disperse condensation within roof spaces; achieved either by air bricks in gables or ducts at the eaves.</p>
Verge	<p>The edge of a roof, especially over a gable.</p>
Verge Board	<p>Timber, sometimes decorative, placed at the verge of a roof; also known as a "Barge Board".</p>
Wainscot	<p>Wood panelling or boarding on the lower part of an internal wall.</p>
Wallplate	<p>Timber placed at the eaves of a roof to take the weight of the roof timbers.</p>
Wet Rot	<p>Decay of timber due to damp conditions. Not to be confused with the more serious "Dry Rot".</p>
Woodworm	<p>Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle, by far the most frequently encountered insect attack in structural and joinery timbers.</p>

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APPENDIX 4

GENERAL MAINTENANCE NOTES

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GENERAL MAINTENANCE NOTES

These notes are provided as a guide to enable you to inspect your property on a regular basis, to help keep it in good order. They must not be considered to be definitive or fully comprehensive. Regular maintenance inspections and prompt repair of any defects noticed will help keep your repair costs to a minimum. If neglected they may lead to more expensive repairs.

You should look at:

The Roofs

1. Check that all the tiles and slates are in good order and replace any that are cracked, slipped or damaged. Ensure that the mortar pointing at the roof edges is kept in good condition.

Flat Roofs

2. Make sure that the chippings remain evenly laid. If cracked or bubbled areas are noticed, have these repaired immediately.

Lead and Mortar Flashings

3. Lead flashing should lay properly, mortar fillets should be free from cracks. Mortar fillets are not fully satisfactory and are best replaced with lead.

Guttering

4. Should run to the downpipe heads at an even slope and be free from splits and cracks. Replace or repair missing or defective sections immediately to protect the property. Clean out the gutters regularly to remove weeds, leaves and granite chippings. Gutter joints do deteriorate with age and the need for resealing must be anticipated from time to time.

Downpipes

5. Check that the junctions of the gutters to the downpipes are in good order and also the joints between the downpipes and the underground piping at ground level. If any downpipes discharge over gulley grids, clear and maintain brick surrounds to stop debris blocking the gulleys.
6. Replace or repair missing or defective sections immediately.

Chimneys

7. Keep chimney pots in good order and ensure they are securely joined to the top of the chimney. Keep the brickwork mortar joints in good condition. If you notice any cracking of the brickwork have it repaired at once.
8. If television aerials have been fixed to the chimney ensure that they are properly secured.

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External Joinery (incl. Gutter and Barge Boards, Verge Cappings and Snow Boards)

9. Keep in good repair and well decorated.

Outside Walls

10. Keep the brickwork, mortar joints in good order. Poor maintenance of brick pointing leads to damp penetration and damage to the brick surface.
11. Make sure the mortar joint protecting the damp proof course is keep in good condition.
12. Keep the joints between the window and door frames and the brickwork in good watertight condition with pliable mastic sealant.
13. Make sure that the mortar around the waste pipes is in good condition.
14. Keep soil and paths at least 150mm below the level of the floors inside to prevent penetrating dampness.
15. If there are air bricks, make sure they are in good order and free from blockage.
16. If the walls are mortar rendered, make sure it is not cracked or loose. Water will get behind poor rendering leading to dampness. All cracked or loose areas should be repaired or replaced.
17. Regularly redecorate any painted walls or timber boarded areas.

Windows and Doors

18. Periodically inspect the frames and repair any timbers affected by wet rot. Regular painting helps avoid timber going rotten.
19. Replace cracked and broken panes of glass and renew loose or missing putties before redecoration to avoid wet rot in the frames.
20. Replace broken sash cords and window catches.

Inside the Loft

21. Make a regular inspection to check for signs of leaks which can lead to wet or dry rot taking hold. Carry out any necessary repairs immediately.
22. Check the chimney brickwork for heat cracks.
23. Make sure the roof timbers are not broken, split or affected by rot.
24. Clean out water tanks, maintain ball valves and keep tanks and pipes properly insulated and covered.
25. Insulate the loft if this has not been done. Do not insulate right up to the eaves or below the water tanks. Make sure the electrical cables are not covered by the insulation.
26. Look for wood-boring beetle flight holes and if in any doubt have a specialist firm make an inspection.
27. Check ceilings under flat roofs for any signs of leaks and repair affected areas immediately.

Plumbing, Heating and Electrics

28. Ensure that the external and internal stopcocks are readily available in an emergency.
29. Keep the plumbing pipework in good condition and periodically clean out the traps to baths, sinks and wash basins.
30. Have the central heating appliances annually serviced by a CORGI registered contractor.

Property address:

31. Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs and additions can lead to failure of the circuits, fire and risk of electric shock.
32. It is advised that the electrical installation is checked by the Electricity Board at least every five years as cables and fittings deteriorate with age.

Decorations

33. Internally, keep the ceilings, walls and woodwork in good decorative condition.
34. External paintwork should not be left more than four years without redecoration.

Drainage

35. Periodically lift the manhole covers and have the drains cleaned out if necessary. Keep manhole covers and surrounding mortar in good condition.
36. If you have a septic tank; have it pumped out at least once a year.

In the Garden

37. Keep the hedges, walls, fences, gates, paths and driveways in good order.
38. Keep soil, shrubs and trees away from outside walls. Shrubs and trees can break drainage pipes and potentially cause subsidence.
39. Cut back wall creepers regularly as they can destroy the mortar joints between brickwork, stonework, etc encourage dampness and insects and block gutters.

Outbuildings/Garages

40. Check the roofs, gutters, downpipes and walls as suggested for the house.
41. Regularly redecorate timber surfaces.
42. Keep door hinges and locks well oiled. Regularly clean out sliding door channels.

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APPENDIX 5

ESSENTIAL GUIDANCE

Property address:

ESSENTIAL GUIDANCE FOR YOUR SURVEY REPORT

- If you have any questions about this report please contact me.
- It is important that you discuss the contents of this report with your conveyancer.
- To make sure you are properly covered tell your conveyancer to check existing guarantees and maintenance contracts e.g. central heating, damp and timber treatments, double glazing etc. Remember I have not tested any services.
- If I have mentioned such things as planning permissions, building regulations, listed building consents, freeholder consents, title restrictions, road and sewer bonds etc. tell your conveyancer to advise you further.
- If I have mentioned contaminated land tell your conveyancer to check what steps have been taken to deal with any possible contamination.
- If you are going to extend, alter or improve the property you should get advice from the Local Authority.
- Defects or issues may have been highlighted and you should get your own independent advice. You may require reports and estimates and I suggest you use a contractor with an insurance backed guarantee and who is preferably a member of a trade organisation.
- When investigating the full extent of any defects I have reported, your contractor may go beyond the scope of the standard inspection e.g. by lifting carpets or floorboards and this may reveal more serious problems. Repairs or maintenance to the upper parts of the building may involve the use of expensive scaffolding.
- Central heating systems and heating appliances should be tested before you buy the property and then on a regular basis.
- Information and testing of electrical systems can be obtained from a qualified member of N.I.C.E.I.C on 020 7564 2323 or the ECA on 020 7313 4800.
- Testing of gas appliances can only be carried out by a 'Gas Safe' registered specialist. For further advice and names telephone 01256 372200.
- Advice on asbestos can be obtained from the Environmental Health Department at your Local Authority. You should be aware public perception of the possible health risks of asbestos may affect the value and future saleability of the property.
- For your own safety, smoke alarms, carbon monoxide detectors etc. should be fitted and regularly tested.
- Advice on radon can be obtained from the the health protection agency. Information and advice on radon can be obtained free of charge from the Health Protection Agency at Chiltern, Didcott, Oxfordshire, OX11 0RQ or www.hpa.org.uk.

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- If I have mentioned flooding, advice can be obtained on 0845 9881188 (England, Wales & Scotland) and 02890 253430 (Northern Ireland).
- No responsibility whatsoever is accepted by Derbyshire Surveyors to any third party and this report should not be relied upon for any commercial purposes or any other use without Derbyshire Surveyors written authority.
- A copy of this report can be made available in large print, Braille or audio.

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APPENDIX 6
TERMS AND CONDITIONS OF
ENGAGEMENT

Property address:

Building Survey

Terms and Conditions of Engagement

General Terms

1. Introduction

- 1.1. This document sets out the contractual terms upon which the Surveyor will advise the Client by means of a written report as to his or her opinion of the visible condition and state of repair of the Property.
- 1.2. The individual carrying out the inspection and providing advice will be a chartered surveyor.
- 1.3. The Surveyor will use all of the care and skill to be reasonably expected of an appropriately experienced chartered surveyor.

2. Content of the Report

In accordance with these terms the Surveyor will report upon:

- 2.1. the main aspects of the Property including assessing the site/location, the design, structural framework, fabric and services;
- 2.2. the grounds, boundaries and environmental aspects considered to affect the Property;
- 2.3. any requirements for further investigation arising from the inspection.

3. Delivery of the Report

- 3.1. The Report is to be delivered by the date agreed or at such later date as is reasonable in the circumstances.
- 3.2. The Surveyor will send the Report to the Client's address (or other agreed address) by first class post for the sole use of the Client. The Client agrees to keep the Report confidential disclosing its contents only to the Client's professional Advisers. In particular (but without limit) the Client must not disclose the whole or any part of the Report to any person (other than a professional Adviser) who may intend to rely upon it for the purpose of any transaction.

4. Payment of Fees

The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements prior to the issue of the report

5. Assumptions

Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:

- 5.1. the property (if for sale) is offered with vacant possession;
- 5.2. the Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and

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5.3. access to the Property is as of right upon terms known and acceptable to the Client.

Scope of the inspection

5.4. Generally

- 5.4.1. The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.
- 5.4.2. The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to him- or herself
- 5.4.3. The Surveyor will not undertake any structural or other calculations.

5.5. Accessibility

- 5.5.1. The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.
- 5.5.2. The Surveyor is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.

5.6. Floors

- 5.6.1. The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards without express permission of the owner.

5.7. Fixed covers or housings

- 5.7.1. The surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.

5.8. Roofs

- 5.8.1. The Surveyor will inspect the roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars, but will be excluded if they cannot be seen.

5.9. Boundaries, grounds and outbuildings

- 5.9.1. The inspection will include boundaries, grounds and permanent outbuildings but will not include constructions or equipment with a specific leisure purpose including, without limit, swimming pools or tennis courts.

5.10. Services

- 5.10.1. The Surveyor will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Surveyor will report if it is considered that tests are advisable.

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5.11. Areas not inspected

5.11.1. The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

5.12. Flats or maisonettes

5.12.1. Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building or particular block in which the subject flat is situated. Other flats will not be inspected. The Surveyor will state in the Report the limits of access and/or visibility in relation to the common parts and structure. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he or she is working.

5.13. Environmental and other issues.

5.13.1. Particular noise and disturbance affecting the Property will only be noted if it is significant at the time of the inspection or if specific investigation has been agreed between the Surveyor and the Client and confirmed in writing.

5.13.2. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the Property considered as part of the inspection

6. Hazardous Materials

6.1. Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveyor will advise in the Report if, in his or her view, there is likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

6.2. Subject to clause 6.2 the Surveyor, based upon a limited visual inspection, will note and advise upon the presence of lead water supply pipes.

6.3. The Surveyor will advise in the Report if the Property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

6.4. The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject Property or visible immediately adjacent to the Property. The Surveyor is not required to assess any possible effect on health or to report on any underground cables.

6.5. Asbestos was commonly used in building materials up to the end of the 20th century, by which time it became a banned substance. Asbestos is not usually harmful unless the fibres can be released into the air by it becoming damaged or showing signs of wear. It is not possible to identify whether asbestos fibres are contained in a building material without a specialist test. Because asbestos was used in such a wide diversity of materials it is impossible to identify all the materials that may contain asbestos and it is beyond the scope of this report to test for

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asbestos. If you are concerned then you should commission a test for asbestos, which can be arranged on your behalf.

6.6. This report will **not** identify moulds that could be harmful to health. If mould is present at the time of inspection then it will be recorded and you will need to arrange your own test.

7. Ground Conditions

7.1. The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

8. Consents, approvals and searches

8.1. The Surveyor will be entitled to assume that the Property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

8.2. The Surveyor will be entitled to assume that all planning, Building Regulations and other consents required in relation to the Property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed

8.3. The Surveyor will be entitled to assume that the Property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

9. Insurance rebuilding cost assessment

9.1. The Surveyor will provide an insurance rebuilding cost assessment only if this is agreed at the time of taking instructions. Building insurance cost assessments will be calculated using the current edition of the *BCIS Guide to House Rebuilding Costs*.

10. Additional Services

10.1. The Surveyor will provide, for an additional fee, such additional services as may be specified in the Specific Terms or are agreed between the Surveyor and the Client and confirmed by the Surveyor in writing.

11. Miscellaneous

11.1. In the event of a conflict between these General Terms and the Specific Terms, the Specific Terms prevail.

11.2. Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than the Surveyor or the Client

11.3. Where the Client has instructed the Surveyor to make investigations which cause damage to the Property on the basis that the Client has obtained the owner's consent, the Client will indemnify the Surveyor against any loss or cost arising.

11.4. **Dispute Resolution** In the event that the Client has a complaint regarding the standard of

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service he or she has received, a formal complaints handling procedure will be followed. A copy of the Surveyor's complaints handling procedure is available upon request. Using the Surveyor's complaints handling procedure will not affect the Client's legal rights

- 11.5. The Client may only rely upon the Surveyor's advice and Report for purposes described in the Particulars or communicated to the Surveyor in writing prior to the agreement of the Fee and if the client wishes to rely upon such advice and Report for any other purpose he or she may only do so with the written consent of the Surveyor.