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CHARTERED BUILDING SURVEYORS

Building Survey

10 Somewhere Road
Sometown
Kent
TN33 3CC

On behalf of
Mr J Grey

Collier Stevens
1st Floor, The Old Auction Rooms
Marine Walk Street
Hythe
CT21 5NW

01303 239 000

our ref

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1. INSTRUCTIONS

Instructions were received from Mr J Grey. The survey was carried out in accordance with our Standard Terms and Conditions which had previously been forwarded to our client and a further copy is appended to this report.

2. 10 SOMEWHERE ROAD, SOMETOWN, KENT, TN33 3CC

2.1. Date of inspection, weather, occupation and orientation

The property was inspected on 20 [redacted] 2018, the weather at the time of our inspection was fine and bright. The property was occupied at the time of our inspection. Directions and room locations stated are given when facing the front elevation of the property from the outside, which faces approximately south.

3. SUMMARY OF OUR FINDINGS & THE SURVEYORS OPINION

This property is in fair structural condition for its age and style. It was constructed to a high standard when originally built and has clearly been maintained and altered by the vendors sympathetically and regularly. The vendors have been in occupation since 1984.

Little in the way of immediate remedial work is necessary although in due course some localised roof tile repairs will be necessary and some localised pointing repairs to the chimneys.

The soffit boards may well be of asbestos insulating board and care should be taken when working on these. In time you may consider replacing these with a proprietary timber or upvc product.

The windows offer rather poor thermal performance and poor security but are of a design that is so integral to the property as a whole and are in such good condition that we cannot recommend replacement unless the replacement units replicate the style and appearance of the existing. We do not consider this to be a necessary or essential item.

The grounds are extensive and the amount of work required to maintain these should not be underestimated.

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The property is considered a reasonable proposition for purchase providing you understand the various short comings mostly arising from its age and style and are prepared to undertake the necessary maintenance and other work.

Other than the key defects noted in this report there are, as you would expect, a number of other more minor issues which have not been individually discussed. For instance, slight deterioration of external joinery and general wear and tear on internal joinery and other components. It is inevitable that owning a property such as this will require items such as this to be maintained and renewed over time.

All property requires ongoing maintenance on both a reactive and preventative basis and this is no exception. The extent of this was not considered unduly onerous, given the age and style of the property.

4. THE PROPERTY

This property is a two-storey detached house constructed during the 1930s. It is set at the far end of 10 Somewhere Road and accessed by a short, shared driveway. This accessed to a hardstanding at the rear of the subject property from which was access to a detached garage and the rear garden. The house itself is accessed by primary doors at the rear.

The property is set on a good sized site that rises slightly from [redacted] Road and has a raised rear garden. You are advised to verify with your legal adviser the exact repairing obligations and liabilities for the shared section of driveway or road.

The building is constructed of cavity brick outer walls set beneath a pitched timber roof clad with roofing tiles whilst internally floors were of suspended timber or solid concrete construction. There is a section of lightweight construction to the firs floor on the right hand side forming the external walls to the principal bedroom which is rendered. This detail is common to other properties in this road developed at the same time and by the same developer.

The property has a slight “arts and crafts” design ethic with timber staircases, stained glass details and a cantilevered first floor detail to the rear. The property has been extended with a small extension to the right hand side which enlarges the kitchen and we understand that this was added in 2002 at which time the previous loft space above was also extended to the right to form a further bedroom in a tiled dormer.

A conservatory was added to the front of the property in 1990. You are advised to verify with your legal adviser that the appropriated consents were obtained for all of the alterations to this property.

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Superficially, the property is in a good state of repair and the vendor explained that anything that required attention was usually attended to in short order and certainly this would appear to be the case from our inspection.

The property was conveniently located for local shopping and leisure facilities at Sometown.

Notwithstanding the foregoing most older property such as this will, over its life have been subject to some alterations and maintenance to a variable standard. It is not always possible to identify older alterations where the passage of time has concealed these.

It is also common for property of this age and style to have developed, over the years some dampness and show signs of localised fracturing as a result of natural thermal and moisture movements in the property. Timbers will often have indications of old woodworm and very often this damage occurred shortly after the property was constructed, similarly splits, shakes and twists in structural timbers also develop as a building dries out and these too often develop shortly after construction but do not worsen. Such defects are very much to be expected in a property of this age and style and, in most cases, do not adversely affect the structure and performance of the building.

4.1. Tenure

It was assumed that the Freehold interest in the property was for sale with vacant possession, but this must be verified by our client before contracts for sale are exchanged. Our client should also verify that there are no unduly onerous covenants attaching or affecting the land and that easements, rights of way, passage of drainage, etc, are all available for current and proposed usage of the property and gardens, before contracts are exchanged.

4.2. Accommodation

We assume that you are aware of the layout of the property from your own inspection or the estate agents' particulars but for the purposes of this report, the following details are given:

Ground Floor: Reception room 1; reception room 2; kitchen/breakfast area; utility space; study; wc

First Floor: bedroom 1 with en suite shower room; bedroom 2 with en suite shower room; Bedroom 3; bedroom 4; family bathroom

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5. INSURANCE REINSTATEMENT COST

The estimated cost of rebuilding the property is **£386,000** (three hundred and eighty-six thousand pounds). The insurance valuation provides an assessment of the reinstatement value. Due regard has been taken from the Building Cost Information Service Rebuilding Cost Index.

The assessment does not include anything for loss of rent or cost of alternative accommodation for any reinstatement period.

6. THE ROOF

6.1. Roof space & structure

The main roof was of pitched timber construction clad with clay tiles laid on sawn softwood battens. To the older portion of the property there was an underlay beneath the tile covering of bituminous roofing felt, whilst to the recent extended section at the right the underlay was of reinforced plastic as we would expect.

The underside of the tiles could only be seen in limited areas owing to the underfelt; where these were seen, the nibs were seen to be in visually fair order. The tile battens, from which the tiles were hung, could of course, not be seen owning to their concealment.

The roofs are arranged as hip structures, that is they have pitches to all elevations.

There are two loft hatches, one on the landing which is not in regular use. This gives direct access into the original roof space whilst the second loft hatch in the far bedroom gives access into the newer roof space and from there one can move through into the older section. There is a retractable aluminium loft ladder and this is in serviceable order. The roofs do have some fixed lighting.

Sections of the joists have been partially boarded to facilitate access this also limited our inspection of some timbers to some degree.

There was a very large quantity of the owner's stored chattels in the roof space and this significantly limited our inspection of roof timbers. Ideally, we would wish to inspect the roof space when it is completely clear. Our report is based upon visible and accessible areas of the roof.

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The roof construction was arranged traditionally with rafters and ceiling joists spanning from front to back or left to right as would be most appropriate given the plan of the building.

Purlins supported the rafters at approximately mid span and struts propped the purlins, being themselves conventionally supported by partitions beneath. In addition, there is a series of collars or horizontal ties spanning between the purlins which assisted in triangulating the roof structure.

The rafters extended down to form the sloping soffits over the first floor ceilings and the ceiling joists also acted as collars or horizontal ties to assist in triangulating the structure. The overall arrangement was satisfactory and as we would expect in a property of this age.

The timber sizes utilised in this roof space were reviewed and felt to be as we would expect in a property of this age and style but, as is often the case when inspecting older properties, the timbers are of a smaller cross section than would currently be required.

The extended area above the dormer is constructed of carpentered softwood which was in satisfactory condition, this part of the structure and alteration would have required building regulation approval and you should verify the appropriate consents were obtained as part of this approval, the timber sizes would have been approved.

Roof timbers were inspected where visible and accessible for evidence of attack by wood boring insect. We did note some evidence of previous woodworm activity to several of the accessible timbers. There was no indication of any recent activity – typically identifiable by the sawdust or “frass” that is left when a beetle leaves the timber. It is probable that the deterioration occurred shortly after construction as “green” would have been used. As far as we could establish the structural integrity of the timbers had not been adversely affected. It is probable that similar evidence of historic woodworm activity exists to concealed and inaccessible timbers. It is often the case that where historic woodworm can be seen that the vendor or a predecessor has carried out timber treatment works and you should enquire in this regard and obtain copies of any documentation or warranties.

It was apparent that there were some longitudinal splits in the structural timbers. These splits were not thought to be structurally significant at this stage.

There was some discoloration to the roof timbers due to what appeared to be previous water ingress and condensation occurring.

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There was no form of cross ventilation to this roof space. Although not required at the time of construction, cross ventilation is now considered a requirement under the building regulations as it assists in preventing build-up of condensation with its associated timber rot problems. Our client should note that this is not a defect and we would not expect to find cross-ventilation on a roof of this age, although cross-ventilation could be usefully provided at some point in the future.

During our inspection we did note that there were some rodent droppings across the roof space, we cannot of course know the age of these but it is indicative of some previous rodent activity. (this is not an unusual occurrence of a property in [redacted]). We recommend the use of a trap or poison if you are concerned.

The principal and older roof spaces are insulated with 100 mm thick mineral fibre type insulation. This was in visually fair order. In this space the loft hatch did not appear to have been insulated. It would be prudent to insulate the upper face of the loft hatch to improve its thermal performance.

In the later roof space there is 200 mm of insulation and the loft hatch has been insulated and no doubt this enhanced thickness was necessary in order to comply with the building regulations.

In due course you may wish to consider enhancing the insulation in the older portion of the property and we would recommend that the insulation be upgraded to a minimum of 270 mm thickness. This can be made by laying additional insulation over the existing but, when laying new insulation, it is important to ensure that any recessed lights or electric cables are not covered and that the eaves are not blocked as this is where natural ventilation can occur.

We do not know the extent to which insulation has been extended down the sloping soffits but it is unlikely that these will be insulated to a similar standard as the main roof.

There is a small hipped roof over the utility space. This can be accessed by a head and shoulders type loft hatch and when this was done we could see that the construction was of carpentered softwood formed of rafters and joists as we would expect. The roof is insulated with a rigid insulating material and there is a plastic underfelt beneath the tiles. The general arrangement was satisfactory and we did not note any particular defects.

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6.2. **Roof coverings – main & pitched roofs**

The roofs to the property are covered with clay tiles. These are in variable quality and generally appear to be original to the building. Their style is of a traditional Kent peg type tile and it is a characteristic of tiles of this type that they are slightly uneven and misaligned. They also require regular and ongoing maintenance and the surface of some of the tiles were showing signs of deterioration. This will continue to worsen and localised tiles will require replacement.

Kent peg tiles are expensive. Fortunately, the vendor maintains a small supply of spare tiles and ideally you should ensure that these are transferred with the sale of the property.

Where alteration work has been carried out on the extension and the dormer extension added well matched tiles have been incorporated.

The roof coverings were inspected from ground level through binoculars and from best vantage points.

The roof was showing some signs of unevenness and general deterioration with several slipped and deteriorated tiles. These tiles do have a tendency to slip when the timber pegs from which they are hung decay or fail. If a roof covering has been lifted and reinstated, very often these tiles are hung from metal nails and these also can corrode allowing the tiles to slip.

Without gaining specialist high level access and lifting tiles, one cannot be certain as to the absolute condition of the pegs from which the tiles were hung or the condition of the underlying battens and their fixing nails. Batten nails can also rust and deteriorate allowing the battens to become unsupported.

As is much to be expected, some deterioration of the mortar beneath the ridge and hip tiles have occurred. Some localised repointing and rebidding may become necessary when high level access is next gained but this is not currently an urgent item.

Some localised repairs and repointing have been carried put to the rear right hand dormer but this work has been rather crudely undertaken although is performing satisfactorily.

The roof arrangement to this property is a little complicated with up and over type roofs to the left hand side and hip roofs projecting forwards, rearwards and to the right hand side. This means there are a series of valley gutters between the varying roof pitches, these are well formed in valley tiles and are in satisfactory condition. There are a pair of dormers on the front elevation and a single dormer to the rear, these are of lightweight timber construction with small hipped roofs and a tile hang to the

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perimeter. The junction between the dormers and the roofs are weathered with lead flashings and they are all in good order.

To the right hand side of the property there is a substantial addition which is also finished in tile hanging with pitched and tiled roofs and these are in good order.

At the abutment of the utility room roof and the outer walls there are lead soaker style flashings as we would expect and these are in sound condition. Lead is also used to weather the junctions between the chimney stacks and the roof pitches and again the leadwork was in visually fair order when viewed from ground level although a rather awkward detail existed around the left hand chimney stack.

6.3. Chimney stacks

Passing through the original roof space is the chimney breast. This is finished in fair faced brickwork and is in variable order, we noted that one or two bricks were loose and had been detached and we also noted that the extract fan from the en suite bathroom in the principal bedroom passed directly into the chimney flue from where it ventilated externally. This means that it is unlikely that the chimney flues would be suitable for use with any fires or similar appliances at ground floor.

There are two chimney stacks to the subject property. The main chimney stack in the centre of the building is of masonry construction and is upright and fair alignment but appears to have been capped and is largely redundant.

A television aerial is fitted to this and this is the chimney stack through which the bathroom appears to vent and we think the kitchen extract appears to vent. There is some localised pointing deterioration to the brickwork, this will worsen over time and will in due course require some attention but not urgent attention is necessary.

On the left hand side there is a brick chimney stack in visually fair order, there is a rather awkward back gutter detail to this and again some localised pointing deterioration particularly at high level. we could also see that this chimney stack incorporated a damp proof course which was good to see and the chimney stack itself was upright and to satisfactory alignment.

6.4. Fascias, soffits & gutterboards

The fascias, soffits and gutter boards to the property are principally of timber. They are in visually fair order and clearly have been adequately maintained, our concern is with the soffits or horizontal boards that extend from the gutter board back to the wall. These appear to be a proprietary product and very often an asbestos insulating board was used in this location in a property of this age. This

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has been decorated externally with a textured coating which limits our ability to carry out further investigation but we do recommend caution.

As our client may be aware, asbestos can present a risk to health. This is particularly the case when the board is damaged and fibres are released to the air. Our client will appreciate that in these cases this is a significantly greater problem when the asbestos is an internal problem and cannot be dispersed as widely and efficiently as if it were external, as in this case.

Two options are available to our client. The first is removal and replacement with a suitable product and the second is encapsulation. Both are recommended methods of dealing with this product and we would suggest to our client that the latter is the more appropriate. Encapsulation involves inspecting the boards on a regular, say bi-annual basis, and decorating them with a good quality paint to minimize the risk of fibres being released. The cost of these works should not be excessive, particularly as they can be taken in with general external maintenance and decoration.

We could see that to the utility extension the soffits had been finished in timber and these had been ventilated to provide cross ventilation to the roof space.

6.5. **Rainwater goods**

Fitted to the gutter boards are the rainwater goods. These principally comprise upvc guttering and down piping although there are some sections of cast iron down piping which are retained. The general arrangement was satisfactory although we noted some surface rusting has developed to the down pipes and some localised leakage appeared to have occurred no doubt during heavy rain. That said, gutters and downpipes appeared adequately sized. As the inspection was not carried out during heavy rain, the rainwater goods were not observed in operation.

Rainwater downpipes discharged into trapped gullies.

Obviously, we are unable to report upon the condition of any sub-soil and rainwater disposal systems owing to their concealment.

It is good practice to inspect the gutters on an annual basis and to clear out any debris that may have developed.

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7. MAIN WALLS

The walls were of brick and block or brick and brick cavity construction found to be approximately 290 mm in thickness. The cavity could be seen around the window opening to the attic space in the original part of the building. There were no indications of any cavity wall insulation having been inserted and the building would not have had cavity wall insulation when originally constructed.

Cavity wall insulation can seem to be a tempting option when looking at improving a buildings thermal performance. In this writers' opinion however, it can introduce far more problems than it solves and this particular the case when buildings are exposed such as the front elevation in this case. Our opinion is that this building is not suited to cavity wall insulation.

Until recently, the inner and outer skins of cavity walls were tied together with galvanised finish steel wall ties. There have been occasions where these ties have suffered corrosion to the point where they have lost their tying effect between the two wall skins. There was no visual indication that such a particular problem required further investigation. There is, however, a small potential risk with all property of this type and age.

We were able to see a number of the twisted ties within the cavity and these were seen to be in visually fair order.

Walls are raised in fair face brickwork to a stretcher header pattern and were in visually fair order. The sand and cement forming the mortar joints or pointing between the brickwork was in satisfactory order.

The small dormers and the larger dormer to the right hand side are finished in a vertical tiling hanging. This appears to have been adequately laid and to incorporate a vapour barrier behind. We cannot of course see the condition of the battens from which the tiles were hung. The new lightweight dormer would have been constructed in accordance with building regulations and would incorporate both outer cladding, insulation within its structure and plasterboard linings internally. It was in visually satisfactory order.

We would not expect the original dormers to have any substantial thermal insulation and these are likely to represent something of a cold spot.

The property was inspected for evidence of significant structural movements and there were no indications of significant structural movements or settlements to the main walls at salient points.

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Some local stressing was occurring in the brickwork, manifesting itself at the corner of window openings or between window openings. Cracking was due to normal expansion and contraction due to thermal or moisture movement in the brickwork. Such cracks tend to open up and move with temperature and moisture changes in the structure.

The general arrangement in properties of this type and age is that timber lintels are incorporated above the windows. Unfortunately, without works of exposure, we are unable to confirm whether such lintels are present. We have seen instances where timber lintels set into solid brick walls of this age have decayed as a result of penetrating dampness through the obviously thinner depth of brickwork externally. Once again, unfortunately without works of exposure it is not possible to confirm absolutely whether timber lintels have deteriorated but we saw no evidence to suggest that such deterioration has occurred.

A section of the wall to the front and right elevations are finished in render at first floor. The render finishes to the flank and rear were, where accessible, randomly hammer tested. Render was found to be in generally satisfactory order but there were patches of hollow and off key render. These may continue to deteriorate as moisture finds its way between the render and brickwork. In the medium term some remedial work may become appropriate.

Cracks in render or pebble dash occur commonly and in most cases, are due to shrinkage in the render, in some circumstances the underlying brickwork may also be cracked but without destructive and invasive investigation, we are unable to identify whether this is the case in this instance.

There were no indications that the fracturing to the render is indicative of any structural deterioration and we consider it most probably due to normal thermal and moisture movements within the render and brickwork. The fractures can, in some circumstances, allow water to permeate behind the render and this can cause the render to lose its key and hollow patches can develop.

These parts of the structure are of lightweight construction with the render being applied to an external cladding and there being a timber frame work lined internally. We would expect this to have been insulated but again it is unlikely to be insulated to modern standards. Improving the insulation in this part of the structure is not especially straight forward and unless this is an important issue to you we do not recommend any adjustment in this regard.

We could see that lead cavity trays had been incorporated above a number of the windows particularly on the rear elevation and this was good to see.

An unusual feature is that the brickwork courses above the front door have been engraved with a Latin motto. Adjacent to the front door there is an unusual recessed window serving the wc.

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On the rear elevation we could see that the single storey extension to form the utility room had been formed in modern cavity brickwork and was in satisfactory order. There was some very slight differential movement between this structure and the original part of the building but this is much to be expected and gives no particular cause for concern.

To the left flank of the property we could see that there was an infilled section finished with a window and render work. The render was in satisfactory order. This infill section which forms the flank wall of the study was originally a garage door opening and the study was a garage. To convert this and to infill the opening was undertaken shortly after the vendors took occupation in the mid-1980s. The work is effectively undertaken and gives no particular cause for concern.

The front most sections of this wall were obscured by a climbing plant and we noted that the chimney breast projects outwards from this wall with a series of tiled ledges and reveals. The arrangement was satisfactory.

On the front elevation overlooking the garden we could see that the ground floor incorporated recessed doors with timber bressumer beams over. The soffit to these may also be of asbestos insulating board and our earlier comments apply equally. The elevation is dominated by the large conservatory and there is some slight differential movement between the conservatory and the rear elevation but this is not of any significance.

The first floor cantilevers outwards on timbers and to the right hand side has been finished in render work. This is a lightweight part and structure as previously discussed. The arrangement was satisfactory and there were no indications of any particular structural deterioration.

The right hand elevation was rather more difficult to see in detail but at ground floor the brickwork was in satisfactory order and to first floor the tile hangings were in serviceable condition.

Overall we form the view that the property was is in fair structural order for its age, style and location.

8. DAMP PROOF COURSE, DAMPNESS & CONDENSATION

At low level we can see that there was a double slate damp proof course to the perimeter of the property and a plastic damp proof course to the extended area. These were in visually satisfactory order and satisfactorily above ground level and had not been bridged.

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Internally, walls were inspected with an electronic moisture meter for evidence of rising or penetrating dampness and where accessible, and not obscured by furnishings, kitchen units, wall hangings and the like, walls were tested selectively with a moisture meter and were found to be free from significant levels of rising dampness.

During our inspection we saw no indication of any condensation and we could see that extract ventilators had been provided to the majority of bathrooms and kitchen. Air bricks were present to the wc but there were no air bricks to bedrooms.

9. TIMBER DEFECTS

Where visible and accessible the roof, the floor and other structural timbers were inspected for evidence of attack by wood boring insect and fungal decay. Generally speaking, they were found to be free of such defects although some evidence of historic infestation by wood boring insect was noted to several accessible timbers in the roof space. There were no indications of any ongoing or recent deterioration.

Should the opportunity occur to expose further timbers, it would be prudent to inspect these for attack by woodboring insect and fungal decay; and should there be any doubt whatever, a survey by a timber care specialist should be commissioned.

10. STRUCTURAL MOVEMENT

The building was inspected for evidence of any structural movement and was found to be free of such defects. As noted there is some localised thermal fracturing and some differential movement between varying parts of the structure and construction but this is considered to be well within acceptable limits and is not a matter of concern.

11. PARTITIONS AND INTERNAL WALLS

There was a conventional loading pattern within this structure in that ceiling and floor joists were distributed on a front to back basis within the building, and this hence loaded a central cross partition, which also would have carried significant loading from the roof.

The structure is enhanced by a series of downstand beams which span across the reception rooms and the general arrangement was satisfactory.

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Ground floor partitions were of masonry construction with no indications of any deterioration and within the study there was no differential movement between the outer walls and the infilled sections where the garage door previously stood.

Within the kitchen there has been some alteration to enlarge the kitchen by extending into the former utility space and then constructing a new utility space to the front./ The work appears to have been undertaken satisfactorily and there are now openings between the kitchen and the utility space. Some alteration of window and door openings was also undertaken. All of this work would have required building regulations approval and you should verify that the appropriate consents were obtained and completion certificates issued.

To the opening into the reception room there is a stained glass panel which is a distinctive feature of the houses of this style in this road.

To the first floor partitions are generally of lightweight construction and masonry construction and in visually satisfactory order. Some alteration work has been carried out to open up the flank wall into the smallest bedroom. This space was originally a small eaves cupboard prior to it being altered.

As is to be expected, there were minor shrinkage cracks occurring at intersections between materials. The condition of the plaster internally appeared generally satisfactory, although pockets of loose plaster were detected when walls and/or partitions were tapped. Care should be taken to avoid dislodging plaster when the wallpaper is stripped. In properties of this age it is common for plaster to pull away from the wall when wallpaper is stripped and this can loosen further areas of plaster.

In places the pockets were larger and in all older properties some element of re-plastering can be anticipated following removal of decorations. You will appreciate that we were unable to hammer test every area of every wall.

Over the stairwell there is a timber bressumer beam to transfer roof loads with an intermediate timber post providing support.

11.1. Chimney breasts and flues

To the main reception room, the chimney breast is fitted with a gas fire which exhausts to a cowl externally. The gas fire should be checked by a qualified gas engineer prior to use. We could not see any background ventilation.

The chimney flues to the second reception room and kitchen are filled and not in regular use.

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To the first floor none of the fireplace openings is in regular use although that to the principal bedroom is used to exhaust the extract fan from the en suite bathroom as noted above.

12. FLOORS

Floors within this property were of suspended timber joists covered with softwood floor boarding. The first floor joists spanned between walls and/or partitions, whilst the ground floor joists were no doubt upon a system of fender walls which reduced the distance of span, and consequently joist depth.

There were sections of solid flooring at ground floor, particularly in the study which was previously the garage, the kitchen and the hall. Many of the floorboards are exposed and have been sanded and waxed or varnished and are a narrow tongued and grooved type board. It was not possible to lift these to inspect the sub-floor void.

To the first floor a number of the floorboards were loose underfoot. This occurs extremely commonly in buildings of this age and style. This is a result of the boards being lifted, re-laid and, in some cases cut and re-laid, when central heating installation are carried out and electrical alteration and re-wiring work is carried out.

There was some vibration in several of the rooms when a test was applied to the floors, but this was not of significant magnitude.

A 'heel drop' test was carried out to the relevant areas to perimeter of the ground floor. This was carried out at the edge of the floor where accessible and the floor was found to be firm under foot. This did not indicate any particular deterioration in joist ends.

Owing to carpet and other floor covering throughout the property, floorboards and joists could not be inspected.

Should the opportunity to expose floorboards, perhaps when carpets are being renewed, floorboards should be lifted and timbers inspected for woodworm or fungal attack. Should there be any doubt whatsoever a survey by a timber care specialist should be carried out.

There was a system of sub-floor ventilation which appeared to provide sufficient draught to prevent moisture build up with its rot potential.

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The general arrangement with floors such as this is that the upper floor joists span into the front and rear walls of the property. The joist ends are normally in direct contact with the wall and as a result can be subject to high levels of dampness.

Quite often some timber deterioration can occur to the joist ends and, whilst none was detected during our inspection, without complete exposure of each joist end timber decay in these areas cannot be absolutely ruled out. Typically, this decay takes the form of wet rot although in some circumstances dry rot has been known to develop.

Where carpets had been provided these were in fair condition although no doubt our client has formed an opinion as to whether to replace or not.

Sections of the ground floor were of solid, presumed concrete, construction and in visually acceptable condition. Floors such as this should incorporate a damp proof membrane to limit or prevent rising or penetrating dampness but, unfortunately, one cannot confirm whether one is present without destructive examination.

Random readings with an electronic moisture meter were taken across the surface of the floor and no significantly high levels of dampness were recorded suggesting that any damp proof membrane present is performing effectively.

It was not possible to lift carpets and confirm whether any shrinkage cracking or other deterioration had occurred to the surface of the concrete flooring.

Unfortunately, we are unable to confirm the manner of construction of this floor or any underlying fill without works of destructive examination.

13. CEILINGS

The ceilings were a combination of the original lath and plaster and replacement plasterboard. They were in generally fair condition, although some slight misalignment was detected. As is common with plasterboard ceilings some longitudinal cracking can be expected between board joints. This is quite usual and should be filled and made good at the next decoration. Some nail heads may also 'pop' and these require making good at the next decoration.

Sections of the underside of the rafters to the first floor were lined in plasterboard to form sloping soffits.

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14. DECORATIONS

14.1. Internal decoration

Internal decorations are not described in detail as these are a matter of personal choice. However, we do consider that internal redecoration will need to be undertaken to suit your own requirements. Some defects may become apparent when the property becomes vacant and the vendor's furniture and effects are removed from the property.

14.2. External decoration

External decorations to this property were in fair condition suggesting that the redecoration occurred within the last 3-5 years.

It is usual to find some areas of soft timber which require appropriate attention at redecoration.

15. INTERNAL JOINERY

15.1. Staircase

The staircase rises from ground to first floor. It incorporates a 180 degree wind at the half landing and was in satisfactory order. Head height is slightly compromised to the bulkhead, there is an adequate handrail and balustrade and the underside it lined although the unit appears to be constructed of carpentered softwood secured with flued and wedged joints and similar methods of construction. Treads ae generally fair under foot.

15.2. Built-in Cupboards

There is an airing cupboard to the landing; build in wardrobes have been provided to bedrooms one and two; eaves storage cupboards are present to bedrooms two and three.

Within the landing storage cupboard, we noted that the ceiling was lined in polystyrene tiles. Polystyrene tiles are no longer considered satisfactory in view of their poor performance in the event of fire. We recommend that these are removed and replaced. Some repair work to the ceilings and walls can be anticipated when these are removed.

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15.3. Kitchen

The kitchen is in good order, perhaps 15 or so years old, and comprises a range of low level units and associated work surface. There is a five ring gas hob and electric oven, a built in fridge freezer and dishwasher. Ventilation is provided by means of an extract hood over the hob.

The utility space is fitted with a sink, high and low level units and associated work surface and is plumbed for a washing machine.

No doubt you have inspected the kitchen and utility areas and formed a view as to whether they meet your requirements or otherwise.

15.4. Skirtings, Picture Rails, Architraves and other Timber Trims

(Some of these elements may not be present in the subject property.)

These were inspected and seen to be in visually satisfactory order where accessible, although our client should note that sections were concealed behind fixtures and furnishings.

15.5. Internal Doors

Internal doors are generally of a plank and brace design secured with Suffolk latches. They are in serviceable order although need some minor easing and adjustment, particularly as several have warped very slightly.

Where spaces have been altered at the first floor to accommodate en suite bathrooms, lightweight six panelled doors have been provided.

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16. WINDOWS AND EXTERNAL DOORS

16.1. External Doors

The front door is a solid timber unit secured with a night latch and mortice lock. The inner front door is of timber single glazed construction secured with a Suffolk latch.

The door from the kitchen is a timber unit with a single glazed pane of glass. It is a stable-style design secured with a five lever mortice lock and surface mounted night latch. Security to these doors can be limited and you may wish to consider enhancing this.

To the rear of the kitchen leading to the garden, there is a double glazed French-style timber door. This is in serviceable order but we noted that there appeared to be no key operated locks to this door. This is a cause for concern as most insurers require key operated locks on final exit and entry doors. It is probable that security needs to be enhanced.

Similarly, the front doors from the reception room have no key operated locks and require attention. These are fitted with leaded lights. Leaded lights also represent poor security as they can be simply pushed in to gain access. We think these doors should be enhanced.

Leading from the conservatory the glazed timber doors are in visually fair order secured with key operated locks as we would expect.

16.2. Windows

The windows are of original timber frame single glazed design. They are arranged as leaded lights. Leaded lights offer rather poor security as indicated above. They also have a tendency to warp as a result of thermal action and several of the windows are slightly misaligned.

After market security locks have been added to the opening casements and notwithstanding the rather poor security that the windows can offer, they are a distinctive feature of this house and, although replacement may seem to be an attractive option in terms of security and thermal performance, it would in our opinion change the external character of the property and is a decision that should be taken with care. The handrail on the stairs acts as a fall protector for the stair window.

The vendor tells us that there is a spare window in the garage which should be retained.

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It is relevant that these windows are original to the property and have lasted exceptionally well. This is no doubt down to regular maintenance but also to a very high standard of construction in the first instance. (We have inspected several of the properties of this type in this road and all of them have had windows in a similar style and which have aged particularly well).

17. SERVICES

The services were visually inspected and are commented upon here for information purposes. You must appreciate that we are not qualified electrical, gas or plumbing engineers and, consequently, we do not and are unable to carry out any formal testing as pointed out in our terms and conditions. Our observations are based on a visual examination only and should you require absolute confirmation as to the performance and serviceability of the installations then we recommend that you arrange for a suitably qualified engineer to conduct a formal and recognised test on each of the installations.

17.1. Electrics

The property was connected to mains electricity. The incoming main was a 60 amp single phase service terminating at an external meter with a distribution panel located at low level in the kitchen behind a drawer unit. The distribution panel is fitted with circuit breakers and the individual circuits are identified.

The vendor told me that the property had been rewired in 1984 and certainly the sections of cabling that I could see would appear to support that. The cable distribution is of upvc twin and earth type cabling and the general service provision is fair although there were a number of extensions and adaptors in use.

The Institute of Engineering and Technology (IET) gives its recommendation that all domestic wiring systems should be inspected and tested at intervals no less frequently than 10 years or on exchange of occupancy, whichever occurs soonest. We, therefore, recommend that an 'Electrical Installation Condition Report' (EICR) be completed and the documents supplied must not only include the Certificate but also the 'Schedule of Tests' which have been carried out and a 'Schedule of Test Results'. This ECIR will provide a concise overview and indicate whether upgrading is required as well as dealing with principle faults, if any, for attention. This ECIR must be obtained from a certified electrician and obtained prior to exchange of contracts. Any recommended works contained within the ECIR should be undertaken.

No tests were undertaken on the installation but the usual operation of socket outlets and light fittings was randomly verified and found to be in order.

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17.2. **Gas**

The property was connected to a gas service. This service appeared to have been run in steel gas barrel and copper pipework and served the kitchen, gas fire and boiler areas only.

There was a supply of natural gas to this property and the meter was located in an external meter box to the front elevation. We could see that the property was fitted with a smart meter for both gas and electric.

Where visible we found no visual or obvious fault with the gas installation and we did not smell gas during our inspection. However, the gas tightness of pipework and other fittings may only be confirmed by a specialist test.

Gas pipework which is run within ducts and sub floor voids etc should be ventilated. As a normal routine safety precaution, we recommend that the gas service, together with any gas appliances included in the sale of the property, be inspected and tested for safety by a qualified gas fitter. Any recommended service or replacement works should be carried out.

If the installation had not been tested within the last 12 months, we do recommend that a Gas Safe heating engineer carries out a full test and reports on the installation prior to exchange of contracts.

The Gas Safe Register which is the official gas registration body for the UK advises that home buyers cannot always be sure when the gas appliances in a home they are buying were last safety checked and serviced. They recommend asking the vendor for an annual gas safety record, if this is not available they recommend that a Gas Safe registered engineer checks all gas appliances before purchase and obtain a gas safety record.

17.3. **Communications**

The property was connected to a telephone service and there was a television aerial, although the alignment and serviceability of same was not checked. The property appeared to have the benefit of satellite television at the time of inspection and should our client wish to retain this, he is advised to make his own enquiries of the vendor.

The property had an alarm system which appeared operable although it was of some age and again may not suit our client's requirements.

The property was fitted with battery operated smoke detectors. We strongly recommend that these are replaced with mains powered, interlinked devices at ground and first floor level.

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At the time of our inspection the property appeared to have the benefit of a broadband connection, we do not know the speed of this.

17.4. Cold Water System

There was a traditional system incorporating water storage at high level feeding all sanitary accommodation except the kitchen sink, which we assume is mains fed.

The cold water storage tank was a plastic unit located within the roof space. There was a support system for the tank which had a normal ball valve, overflow, and mains connection. The tank was adequately insulated as was the service pipework.

The incoming main appears to be located in the utility space where there is also a water softener. You should ensure that any operating and maintenance manuals for the water softener are transferred.

Cold water with effective pressure was felt at the usual draw off points when these were individually operated. The general arrangement appeared serviceable.

17.5. Hot Water and Heating System

There was a combined system of hot water and central heating and this was quite traditional, in that the boiler fired a primary circuit which included calorifier within the indirect copper cylinder, and steel, water-filled radiators. There was a plastic header tank at high level to provide water supply to this primary circuit which was suitably vented by expansion pipe. Hot water was from the secondary form of heating in the cylinder, and draw off points were provided at the normal locations.

The boiler was installed in 2006 and is a Worcester Green Star unit. It is located at the rear of the kitchen and is in serviceable order and was operating at the time of our inspection. The condensate pipe running externally was a little long but otherwise the installation appears to be reasonable.

The boiler is controlled by a pair of time clocks and controllers as there is a split system. This means that the upstairs and downstairs heating circuits act independently of each other and can be separately programmed.

Hot water is provided from a foam covered copper hot water cylinder located in the airing cupboard which is in visually satisfactory order.

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Space heating is by means of pressed steel panel radiators and these are served by copper pipework. They appear to be adequately sized for the spaces they are required to heat. They are fitted with thermostatic control valves to allow local temperature control.

Our client is advised to ascertain details of the service history of the installation from the vendors. If the installation has not been regularly serviced a test should be carried out by the Gas Safe heating engineer.

17.6. **Sanitary Fittings**

The principal bathroom is fitted with a roll top bath, a WC and vanity basin. The arrangement was satisfactory. The space was not fitted with a mechanical extract fan.

The en suite bathroom to the principal bedroom incorporates a separate shower, a WC and a pedestal basin and this area has been ventilated.

Finally, in the en suite bathroom to bedroom two the space is fitted with a shower, WC and pedestal basin. The cistern to the WC is concealed behind a box casing and is inaccessible and the flush could not perform effectively. Some attention to this may be required. This space is fitted with extract ventilation.

To the ground floor there is a small WC and wash basin. The space is fitted with a mechanical extract fan.

17.7. **Plumbing**

The internal hot and cold water distribution was generally of copper pipework. This was in visually satisfactory order with neatly formed bends and joints where visible and accessible. We are unable to report upon sections of pipework and joints that may be concealed within walls or floors.

The internal wastes were generally of plastic bottle-trap design and in fair order and appeared to be adequately sized for their duty. The WC discharged to a soil stack to the rear of the property.

The ground floor WC discharged directly to the sub soil drainage system. There is a plastic soil stack serving the en suite bathroom and a cast iron soil stack to the rear of the property serving the principal bathroom. The does not extend the vent fully above eaves level and ideally should be extended.

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The kitchen and utility waste discharge into gullies at the rear which were in satisfactory order. External pipework was principally of plastic.

17.8. **Drainage**

The property is assumed to be connected to mains drainage but the condition and level of water tightness to the underground drains may only be confirmed by a sanitary engineer's test. Freedom from leakage is essential however to prevent the erosion of fine particles of soil from beneath the foundations which could result in structural movement.

The system of drains, as far as could be ascertained, was a combined one. This is where surface waste and foul water discharges to the same sub soil disposal system.

It was possible to lift an inspection chamber lid to the rear right of the property and, when this was done, the appliances were flushed or discharged and a positive flow of the water was seen to pass through the system adequately.

It is likely that underground drainage pipework is of some age and obviously this could not be inspected due to its concealment. If total confirmation of the adequate operation of this installation is required, then a test should be commissioned from a specialist drainage contractor.

18. CONSERVATORY

To the rear of the property there is a conservatory. This is of a brick lower section with a timber framed and glazed upper section. Large numbers of the glazed units had lost their seals and condensation was developing in the void and they were misting. This does not affect their performance but it does affect their appearance. It is possible to have these replaced with newly sealed units.

The general construction was satisfactory. It was a sunny day during our inspection and the solar heat gained in the conservatory was significant. It has been fitted in the past with a comfort cooling (air conditioning) unit but the vendor tells that this is not operational and will be removed prior to the sale.

DRAFT

19. GARAGE

To the rear of the property there is a good sized garage constructed of concrete blockwork and brickwork. The rear and left flank wall act as retaining structures. There is a pre-fabricated timber truss roof over in satisfactory order and the general arrangement is satisfactory although the garage was not subject to a formal structural building survey. There is an electrically operated up-and-over door to the front in satisfactory order.

20. EXTERNAL AREAS

To the front of the property there is a good sized garden laid to lawn and bedding with hardstanding. It is in satisfactory order and clearly has been well maintained.

To the rear there were a series of terraced gardens, again in satisfactory order. The gardens are bounded by fences and hedges in acceptable condition. No doubt you have inspected the external areas and formed a view as to whether they meet your requirements or otherwise.

There is a small timber shed at the rear in serviceable order and raised decking, again in fair condition.

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21. FURTHER INFORMATION & RISKS

21.1. Risks that may Affect Occupiers

We are not aware of any risks that may adversely affect occupiers.

21.2. Radon

According to the maps provided by Public Health England there are less than 1% of properties in this area with a radon level above the action level, there is therefore a low risk of radon affecting the property. For absolute confirmation a radon test would be necessary, these typically take between six and ten weeks of monitoring, we do not and cannot test for Radon as a part of our usual survey. Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Any exposure to this type of radiation is a risk to health - radiation is a form of energy and can cause damage in living tissues increasing the risk of cancer.

Radon is everywhere; formed from the uranium in all rocks and soils. Outdoors everywhere and indoors in many areas the radon levels are low and the risk to health is small. The darker the colour on the radon maps, the greater the chance of a high radon level in a building. However not all buildings, even in the darkest areas, have high levels. The amount of radon is measured in becquerels per cubic metre of air (Bq m^{-3}). The average level in UK homes is 20 Bq m^{-3}. For levels below 100 Bq m^{-3}, your individual risk remains relatively low and not a cause for concern. However, the risk increases as the radon level increases. 100 Bq m^{-3} is the target level and 200 Bq m^{-3} is the action level above which some remediation work would be necessary. Remediation work is generally not expensive and in the range £1000 to £1500.

21.3. Energy Efficiency & Thermal Performance

We have not undertaken an energy efficiency assessment of this property but our client should be aware that older properties of this type are not as energy efficient as more modern properties and properties constructed with newer materials and insulation.

The energy efficiency rating (EER) is stated as being 48, which is in band E, and the environmental impact rating (EIR) is given as 39, which is in band E. These details have been provided by the Energy Performance Certificate dated 20 February 2018 and have not been checked.

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Energy efficiency could be improved by:

- Enhancing attic insulation
- Considering the provision of solar panels
- Enhancing the windows but we refer to our earlier comments regarding the performance and appearance of these windows.
- The EPC also suggests that cavity wall insulation could be provided. In our opinion this is not appropriate for this property.

21.4. Ground Conditions

We did not excavate and examine any part of the foundations and cannot report therefore as to either their character or composition. According to the British Geological Survey Map the subsoil in this area is [redacted] formation sandstone and limestone. Therefore, it is essential that your buildings insurance policy provides normal and ongoing protection against damage caused by subsidence, settlement and heave etc.

21.5. Trees

There ae no trees sufficiently close to the property to represent risk.

21.6. Flooding

The environment agency website indicates that this property is an area with a low risk of flooding from rivers and seas but a medium level of flooding from surface water. You are advised to make your own enquiry in this regard.

21.7. Asbestos

We have not specifically inspected this property for the presence of asbestos or other deleterious materials. Where it is apparent during the normal course of our inspection that an asbestos based product is likely to be present, we have drawn this to your attention. A more detailed, invasive and dedicated asbestos inspection may identify further asbestos based products additional to any that are identified in this report. Some asbestos based products do require specialist removal.

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Elements of asbestos [in varying levels and with varying risk] can be found in common building components such as older floor tiles, textured coatings, asbestos cement water tanks, older loft insulation, asbestos insulating board soffits and boiler cupboard linings and some older electrical components [this is an indicative list and not exhaustive]. Occasionally outbuildings and garages can be wholly constructed of asbestos sheet or often have corrugated asbestos cement roofs. Our client is advised to ensure that, should any asbestos be identified, appropriate arrangements for its removal are made. We have not undertaken any asbestos testing or analysis as a part of our survey. These take a short time to complete and if you are specifically concerned we can arrange for a specialist survey and analysis to be undertaken at additional cost.

21.8. The Site

You should verify the repairing obligations and rights of passage over the shared driveway.

21.9. Other Risks That May Affect the Property

We are not aware of any adverse risks affecting the property.

22. MATTERS REQUIRING FURTHER ENQUIRY

22.1. Items your solicitor may assist with

a) Which boundaries and fences you are responsible for maintaining.

b) All of your rights of way and responsibilities, in common with the adjoining owners, over and for the shared driveway.

c) Establish whether building regulations consent was granted for the alteration works to form the utility room and enlarged bedroom and obtain a copy of the completion certificate.

d) Establish whether there is a Gas Safe test certificate or Gas Safe service contract for the boiler and central heating.

e) Establish whether there is a current gas safety certificate.

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f) Establish whether there is a current electrical test certificate.

g) Your solicitor is to make the usual enquiries before contract with regards to the possibilities of any neighbour disputes.

h) You should ask your solicitor to arrange for an environmental search report which will advise you about matters such as flooding, contamination and ground deterioration.

i) Your solicitor should enquire as to whether any insurance claims for structural damage have been made during the vendor's ownership and the extent of any remedial works undertaken. If any such work involved structural repair, then a certificate of structural adequacy should be requested.

j) Your solicitor should enquire as to the extent any major building and maintenance works undertaken by the vendors during their occupation.

k) Your solicitor should enquire as to whether the vendors are aware of any structural damage or insurance claims to immediately neighbouring properties that may adversely affect the subject property.

22.2. **Guarantees**

You are advised to enquire as to whether any warranties area available in respect of the water softening; the central heating boiler.

The vendor suggested that, upon their occupation, timber treatment had been carried out to the property. If this is the case you should obtain a copy of documentary evidence and any warranty that may remain in force.

22.3. **Statutory permissions**

This property is located in an established residential district, but our client is advised to ascertain from searches or other source that the property does lie within an area which is allocated for residential purposes, or that existing use rights or planning permission for same exist. Our client is also recommended to consult the Local Planning Authority personally concerning redevelopment or other proposals which may affect that property indirectly by changing the character of the locality, and which would not necessarily be revealed on an official search.

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It was apparent that Building Regulation approval were necessary for the alteration work carried out to these premises, and our client is advised to ensure that the necessary approvals have been obtained, and the conditions thereof complied with. Planning consent would hav been necessary for the work to the roof and there is an application ref Y02 [redacted] website noting approval for an extension although no details are available.

23. SURVEYORS SIGNATURE

We confirm that this property was inspected by Steven Way BSc MRICS, Chartered Building Surveyor and the report was prepared by him. We also confirm that we have no direct or indirect interest in this property or this transaction. Should our client have any queries regarding the contents of this report, please contact us on our usual number – 01303 239 000.

……

Steven Way BSc MRICS

Chartered Building Surveyor. RICS Membership No 0092317

[redacted]

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24. LIMITATIONS OF SURVEY

The property was occupied and fully furnished with fitted carpets and other secured floor finishes which limited the inspection of the interior of the rooms to some degree. For this reason, and due to the concealed nature of the construction, it was not possible to inspect every piece of timber and therefore it cannot be guaranteed that an insect or fungal attack is not present somewhere in the property. Where necessary, comments are made based upon the structure visible and any other indications.

All inspections of the exterior of the building were from ground level.

Our inspection of the property was from ground level and best vantage points. We used binoculars to view high level areas. We did not, and cannot without formal permission, access neighbouring private land to facilitate our survey. Consequently, parts of the exterior that can only be seen from a neighbouring property may not have been fully inspected. In the case of garden and boundary walls we report only on the faces visible from the subject property.

As a result of the building's arrangement, it was not possible to inspect all areas of the roof pitches, particularly to the right hand side.

No legal documents were available at the time of the survey.

Structural repair work is not always visible [for instance, underpinning] and if we are not informed about this before our survey we will not have inspected for such works. If it becomes apparent that such repairs have been undertaken, we will be able to provide further advice upon request.

This report is for the private and confidential use of the client for whom it is undertaken, and shall not be reproduced in whole or in part, or relied upon by third parties, except our client's legal representative, strictly in connection with the purchase of the property.

This report does not constitute a Schedule of Decorative Condition and Minor Defects, but is based on the main structural condition of the property.

It was assumed that several fixtures and fittings, including soft furnishings, would be included within the sale of this property and therefore pass with the purchase to our client; however, our client should verify this fact and have a schedule of such items precisely worded and included within the contract or covering letter. These items do not of course form part of the structure and have therefore not been referred to within the report.

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Doors and windows were randomly operated and verified for usual operation during our inspection. We did not operate all locks and we are unable to confirm that all keys, including those for garages, sheds, outbuilding, gates and the like were present. You should confirm with the vendor that all keys are available and would be transferred to you upon completion if you purchase this property.

We have assumed that the property is erected on suitable land that has not been designated as contaminated. No investigation of surrounding ground has been undertaken.

The report reflects the condition of various parts of the property at the date of inspection. It must be expected that defects can arise between the date of the inspection and your taking occupation of the property.

No special tests have been made at this stage on cements and concretes used in the construction and accordingly we are unable to report that concretes are of a suitable strength and free from the presence of high alumina cement, chlorides, sulphates or other deleterious materials. As regards concretes below ground, we cannot confirm these suitable for ground conditions if the sub-soils contain sulphates or other damaging constituents.

All property owners are advised to ensure that the property is insured from the moment of exchange of contract for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempest, fire, flood, burst pipes and tanks, subsidence, land slip, ground heave and public liability.

Walls were inspected for dampness with a hand held electrical resistance type meter. In carrying out this part of the inspection no furnishings, wall hangings and the like were moved, nor areas exposed. Consequently, we are unable to offer a firm warranty that no further dampness, additional to that which may have been identified in this report, exists in areas that were concealed or could not be safely accessed. Should you require a more comprehensive inspection, please arrange with the vendors to remove all wall hangings and to move all furnishings away from the wall to allow us to re-inspect with full access. Re-inspection is subject to additional charge, alternately you may wish to consult a competent and reputable damp treatment company who will be able to provide a report and quotation for remedial works. This quotation should be obtained before a commitment to purchase.

We have not carried out or commissioned a site investigation or geographical or geophysical survey and, therefore, we are unable to give any opinion or assurance or guarantee that the ground has sufficient load bearing strength to support any of the existing constructions or any other constructions that may be erected in the future. We also cannot give any opinion or assurance or guarantee that there are no underground mineral or other workings beneath the site or in its vicinity nor that there is any fault or disability underground including, but not limited to, any contamination which could or might affect the property or any construction thereon.

DRAFT

In respect of contamination and environmental factors, we have not been provided with details of the contents of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. Therefore, in undertaking our work, we have assumed that no contaminative or potentially contaminative uses have ever been carried out in the property.

We have not carried out any investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites, and we have, therefore, assumed that none exists.

We have not undertaken a Radon test as a part of our survey. These take some weeks to complete and if you are specifically concerned we can arrange for a specialist test to be undertaken at additional cost.

Where we have passed comment about flood risk, ground conditions, soil type and radon, these are based on basic web enquiries which are inconclusive and as such should not be relied upon exclusively. They are given as a matter of opinion and are not a substitute for a formal environmental search which will provide absolute confirmation.

In properties which may have been decorated prior to around 1980 there is a risk that lead based paint will have been used. This risk increases proportionately as the date of decoration becomes earlier and by 1980 lead based paints had been eliminated. There is evidence that these can present a significant risk to health in certain circumstances with children being particularly susceptible. No tests have been carried out to ascertain whether lead based paint is present to this property and these can be completed at extra charge. In certain circumstances specialist removal may be required and the cost of this can be considerable.

We are not qualified services engineers and so no tests have been undertaken of the services installations [including electrical, gas, plumbing, heating, cold water, drainage, oil] and our report is based on a visual inspection only. Our client may consider it prudent to commission tests and reports by specialised and appropriately qualified engineers to confirm absolutely the condition and performance of these installations. We cannot rule out maintenance and improvement works being identified resulting from such tests and as this may give rise to unexpected expenditure we recommend that, if you consider it necessary to arrange for such tests, these are commissioned and the results obtained before a commitment to purchase.

We have not specifically considered the impact on this property of external environmental issues including aircraft and traffic noise, odour from neighbouring and proximate property, disturbances arising from the usage of neighbouring and proximate property, noise transmitted to the subject property from neighbours or regular excessive parking and traffic not evident at the time of inspection. You are advised, if concerned in these regards, to visit the property and locality at varying times to ascertain whether these adversely influence the property in any way.

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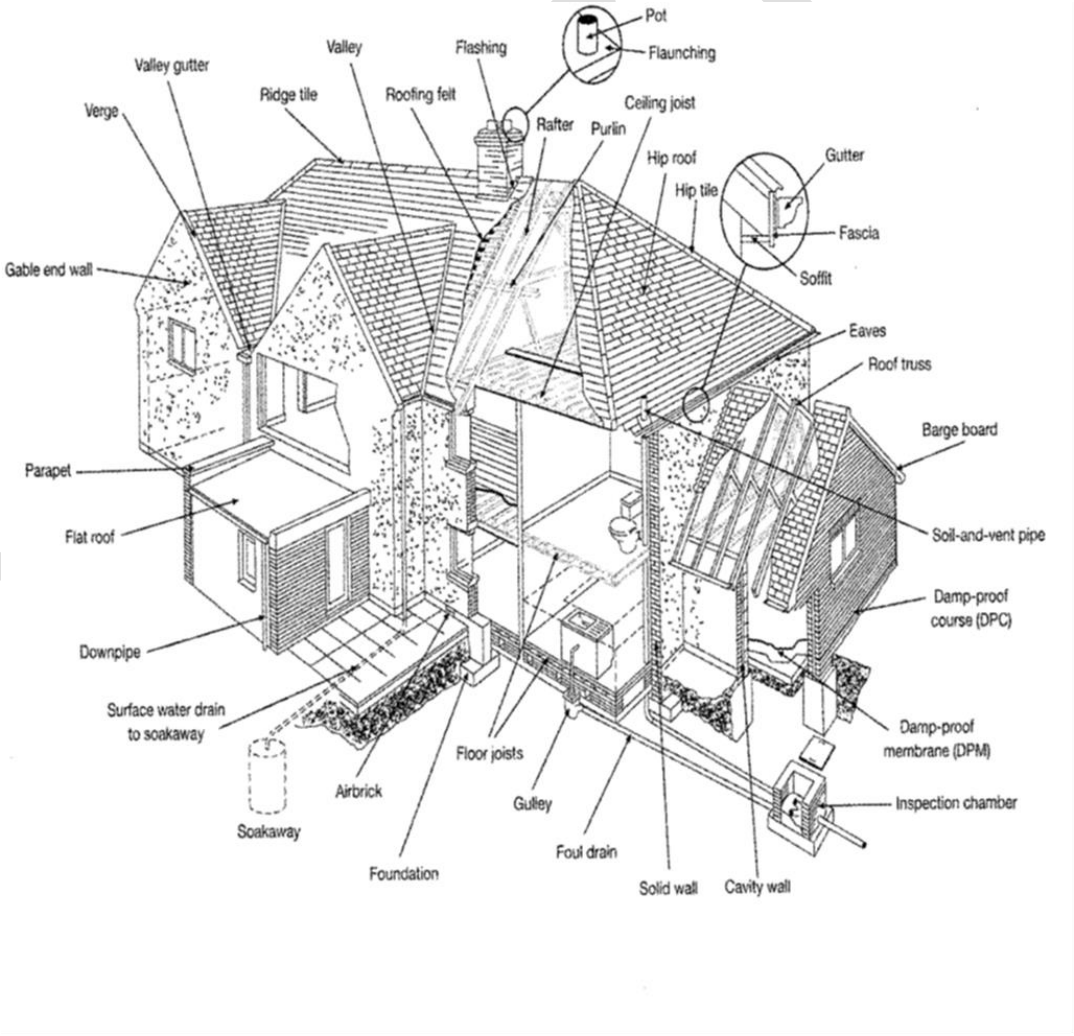
We have not inspected the ground for invasive or controlled plant types and species. Where such items are observed, comment has been made as to their suspected presence. Identification is, of course, subject to seasonal variation and if not actively present and visible above ground at the time of inspection we cannot give any assurance that they have not be pruned in advance of our inspection or are dormant below ground. Any observation we may make is not definitive and if our client is concerned about the presence of invasive or controlled plant types and species - in particular Japanese Knotweed [Fallopia Japonica] and "Tree of Heaven" [Ailanthus Altissima] - then you should arrange a specialist horticultural survey.

25. HOUSE COMPONENTS – DIAGRAM



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CHARTERED BUILDING SURVEYORS

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26. TERMS & CONDITIONS FOR BUILDING SURVEYS

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