Building Survey

Relating to:

XXXXXXXXXXXXX

XXXXXXXXXXX

XXXXXXXXXXX

XXXXXXXXX

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Project Preface

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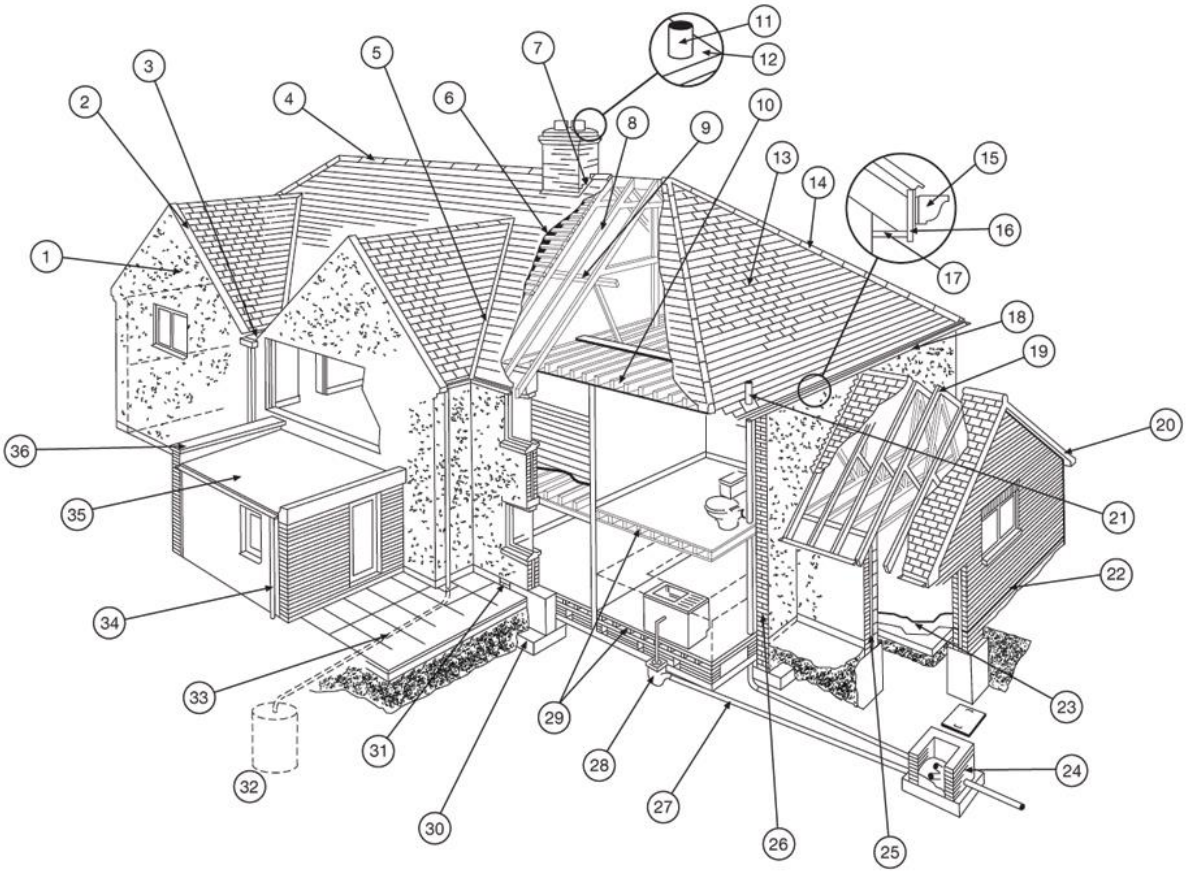
Date of Inspection:	xxxxxxx

Job reference:	xxxxxxxx

Traditional House Construction



KEY

1 Gable end wall
2 Verge
3 Valley gutter
4 Ridge tile
5 Valley
6 Roofing felt
7 Flashing
8 Rafter
9 Purlin
10 Ceiling joist
11 Pot
12 Cement
13 Hip roof
14 Hip tile
15 Gutter
16 Fascia
17 Soffit
18 Eaves
19 Roof truss
20 Barge board
21 Soil-and-vent pipe
22 Damp-proof course (DPC)
23 Damp-proof membrane (DPM)
24 Inspection chamber
25 Cavity wall
26 Solid Wall
27 Foul drain
28 Gulley
29 Floor joists
30 Foundation
31 Airbrick
32 Soakaway
33 Surface water drain
34 Downpipe
35 Flat roof
36 Parapet

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1 Introduction

1.1 Instructions

In accordance with instructions received from xxxxxxxx on xxxxxxxxxx we have carried out a Building Survey of the property known as xxxxxxx, xxxxxxx, xxxxxxx,xxxxx. The inspection was carried out on xxxxxxxxx. All comments are based on visual inspection only and no opening up of areas was carried out. No below ground investigations have been carried out and no drainage survey has been undertaken.

1.2 Brief

We have been requested by the prospective purchaser to carry out a Building Survey of the above property consequently this report is limited to the structural elements of the property only and maintenance issues will only be highlighted if considered relevant.

1.3 Site inspection

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

We can only make general comments on electrical circuits as detailed comments and inspections have to be carried out by an NIC EIC registered electrician. Also we can only make general comments on gas installations, as detailed comments and inspections have to be carried out by a Gas Safe Registered Engineer.

1.4 Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

- Immediate: within 1 year
- Short Term: within the next 1 to 3 years
- Medium Term: within the next 4 to 10 years
- Long Term: within 11 to 20 years
- Very Long term: over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1. BRE Digest 251

Classification of damage to buildings based on crack widths.

2 General Description of Property

The property consists of a semi-detached two storey dwelling house set within School Lane in xxxxxx.

The roof covering is of clay tile. There is a brick built chimneystack to the centre of the roof area. To the front of the property is a brick gable end. The windows to the property are metal double glazed units set within timber frames. The brick walling to the property is of cavity brick construction. The main entrance door is a UPVC double glazed door. Above the main entrance door is a small canopy with a built up felt roof covering. Rainwater goods are UPVC with a UPVC fascia and soffit beneath. To the right hand side of the property is a single garage.

Internal areas consist of predominantly papered and plastered walls and ceilings with a combination of sheet carpet and sheet vinyl floor coverings. The bathroom is located to the ground floor towards the right hand side of the property. The kitchen is located to the ground floor toward the rear of the property.

External areas consist of a block paved access drive with additional grassed areas to the frontage. Further block paving provides access to the garage set back to the right hand elevation. To the rear of the property is a further grass garden area enclosed by predominantly timber boundary fencing.

3 General Condition of Property

In this section of our report, we summarise the defects noted and principal concerns regarding the property.

3.1 External Condition

Front Elevation

Roof areas appear to be in generally satisfactory condition. We note that there is a build up of moss to the valleys either side of the gable and we would recommend that these be cleared in the short term to prevent water penetration at this point.

The rainwater goods to the property appear to be in a generally fair condition. Again these are noted to be blocked in a number of places and we would recommend that these be cleared in the immediate term to prevent saturation of the building fabric beneath.

Brickwork to the property appears to be in generally fair condition. There are no significant defects noted with the mortar pointing to the property. We would anticipate some minor re-pointing will be required to brickwork at low level in the short term although this is not deemed to be significant and should be incorporated within a pro active maintenance plan for the property.

There is some minor cracking to the verge pointing although this is not significant and again should be incorporated within a pro active maintenance plan for the property.

The decorative finish to the timber frames to the windows is in a fair condition although we would anticipate that this will require re-decoration in the short term. At the same time we would anticipate that the mastic bead between the timber frame and the brickwork will require raking out and re-pointing as it is showing signs of degradation in places.

There is some staining to the tiled projecting detail to the right hand side of the hopper to the front elevation. This may suggest that the gutter overflows at this point and again we would recommend that this be inspected and cleared appropriately at high level.

There is efflorescence and damp staining to the brickwork surrounding the main entrance door. We would assume that this is an historic damp issue as a result of a previously defective canopy. The canopy currently looks to have been relatively recently replaced and therefore we would assume that this dampness has been resolved.

Traditionally a lead skirt detail would have been placed over the top of the upstand to the canopy to act as an additional barrier to prevent water passing between the joints with the canopy and the main brick wall. This may be of benefit to install as part of a pro active maintenance plan for the property.

The felt work above the canopy is noted to be loose and has not been bonded correctly to the brickwork. Again we would recommend that a skirting detail be placed at this point following rectification of this upstand.

External Areas - Front

External areas to the front of the property are deemed to be in generally fair condition.

The lower level wall to the right hand boundary will likely require some repair in the short term. We note that a number of the coping stones are loose and require re-pointing.

The stone wall to the boundary between this property and the paved areas is noted to be crackled and damaged in a number of places. Generally it is in a fair condition commensurate with its age, however we would anticipate that this will require some repair in the short term.

Generally the block paved areas are in a fair condition. There is some settlement in places predominantly where cars are driven or are rested. These are not significant at this time.

The low level brick wall to the left hand boundary is in a fair condition but again we would anticipate that repair will be required in the short term. You are advised to seek guidance from your solicitor as to rights and responsibilities for repair and maintenance of boundaries.

The rainwater gulley to the left hand side of the elevation was noted to be blocked. You are advised to have this cleared in the immediate term and ensure that all below ground drainage is left free flowing.

Right Hand Elevation

Brickwork and mortar pointing to this elevation are again in a generally fair condition. We note that there are more spalled bricks to this elevation although these are not significant in number at this time. We would recommend as part of a pro active maintenance plan that the spalled bricks be cut out to prevent accelerated damage to surrounding brickwork.

The lower sections of the cast rainwater pipe are in a generally fair condition although will likely benefit from re-decoration in the short term.

The windows to the ground floor are metal casement single glazed units set within timber frames. These are original to the property whereas the window to the first floor is a later replacement glazing, although still of some significant age. We would recommend that the timber elements of these windows be re-decorated in the short term.

The soil pipe to this elevation would appear to have been replaced or added to. We note that the brackets to the soil pipe are not fixed to the wall and we would recommend that this be re-fixed in the short term to prevent sagging of the pipe.

The airbrick to the gable end serving the roof void is noted to be damaged and it may be of benefit to have this replaced to prevent birds accessing the roof areas.

The brickwork to the parapet above the garage doors is noted to be in need of re-pointing and replacement of spalled brickwork in the short term.

The roof covering to the garage is in a generally fair condition. We note that there are areas of pooling water and that some parts of the felt roof covering have worn more significantly than others. We also note that the detail where the felt is passed into the brickwork either to the parapet or to the main house is poor and should be raked out and renewed in the immediate to short term.

The quality of the felt work to the flat roofed areas above the garage is fair, however we would anticipate that this will require renewal in the short to medium term.

External Areas - Right Hand Side

The brick paving to the front driveway extends up to the front of the garage. This is noted to be in a generally fair condition. There is some unevenness to the perimeter brick paving although this is not significant.

The adjoining owner's garage wall ajoins the boundary to this elevation. This is noted to be cracked and damaged in a number of places and it may be of benefit to monitor high level brickwork to ensure that debris does not become a falling hazard.

Rear Elevation

Roof areas to the rear pitched roofs are noted to be in a satisfactory condition without significant item of concern.

The rainwater goods appear in generally good order. The rainwater goods serving the pitched roof run down the rainwater pipe and in guttering to a single storey addition to the rear. This then runs across the face of the single storey addition into a hopper fixed just outside the door leading to the garage. This is quite a long run and we would anticipate that this may become blocked during heavy wet weather conditions. It is also possible there is a slight back fall to the guttering to the single storey addition which will also contribute to any overflowing of the gutters.

We would recommend that all timber work to windows and doors to the rear elevation be re-decorated in the short term. We note particularly that the timber windows to the garage are in a particularly poor condition and will likely require significant repair as part of the re-decoration work.

Generally brickwork to the rear elevation is in a satisfactory condition. We note that there is some missing mortar pointing from DPC and brickwork beneath although this is not a significant issue at this time and should be incorporated within a pro active maintenance plan for the property.

The brick panel to the head of the door leading to the garage would appear to be partially resting on the door frame. Although this gives the appearance that it has dropped it is highly probable that this was just original poor constructional detailing and that in fact the brickwork was built like this. It should be considered that this rear addition is a later extension and given this detail above the garage door is likely to be of a generally poor quality of construction.

There is cracking to the brick joint between the later addition and the extension. This is not entirely unexpected and is likely a result of differential movement at this point. We would recommend that this be re-pointed in the short term to prevent accelerated damage during freezing weather conditions.

The timber frame to the door leading to the dining area is noted to be in need of significant repair and we would recommend that this be incorporated within the next cyclical re-decoration programme.

The flat roof areas to the single storey addition again appear to be in a generally fair condition. We do note areas of some poor detailing with regards to the application of bitchimin joints and a use of a flashband type material to the garage. We would anticipate that repair will be required to these flat roof areas in the short term with consideration given to their recovering in the short to medium term.

Sediment within the rainwater goods would suggest that, as suspected, there is a back fall and these will likely overflow during heavy wet weather condition.

External Areas - Rear

The timber boundary fencing to the right hand side of the property is noted to be in a generally poor condition and will likely require significant repair in the short term. You are advised to seek guidance from your solicitor as to responsibilities for repair and maintenance of boundary fencing.

As you face the garage from the rear elevation the rear timber fencing appears to extend further than the outer face of the garage. Again we would recommend that you confirm with your solicitor the precise extent of the boundary associated with this property.

Pavings to the rear garden areas are generally fair although uneven, with damaged paving slabs in a number of places. We would anticipate this will require repair in the short term and would recommend that this be incorporated within a pro active maintenance plan for the property.

There is a section of garden toward the bottom of the garden areas that are clearly not accessed on a frequent basis. These are significantly overgrown which restricted the inspection of these areas. We would anticipate that some repair and maintenance will be required in the immediate to short term in order to utilise this area.

Low level brick walling to the left hand boundary is noted to be damaged and rotating in a number of places. We would anticipate that significant repair will be required to this brick walling in the short term. Again we would recommend that you seek confirmation from your solicitor as to responsibilities for repair and maintenance of perimeter boundaries.

3.2 Internal Condition

Garage

The original garage has a concrete deck to the flat roof. The later addition to the rear has a timber deck. These appear to be in a generally fair condition.

The floor areas to the garage are noted to be uneven and cracked in places and will likely require repair in the short term.

To the junction between the original garage and the later addition the original brickwork and timber lintel remain. It should be noted that the brick solider course would once have obtained further support from the window frame that would have once have been in this position. Should the mortar pointing deteriorate at this point this solider course is likely to fail and therefore this should be monitored.

There is some minor evidence of dampness to the timber deck.

There is evidence of some dampness to the brick wall to the right hand side of the garage. This is likely associated with defects with the upstand, although they appear generally satisfactory on the day of the survey and therefore this may well be historic.

Within the garage is the electrical distribution board for the property. This is of some significant age and we would anticipate it will require some upgrading in the immediate to short term.

We would recommend that you obtain an NICEIC test certificate for the electrical installation.

The access chamber located within the garage could not be lifted on the day of the survey and therefore no comment can be made with regards to the below ground drainage.

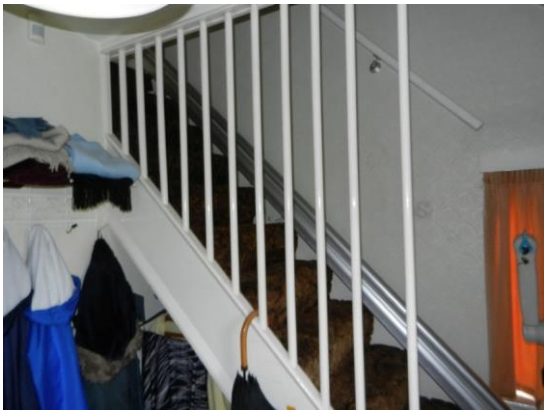
The garage had significant quantities of the current occupant's belongings within it which severely restricted the overall inspection.

Ground Floor

Entrance Hallway

The hallway appears to be in a generally fair condition. We would anticipate that some minor re-furbishment will be required in the short term.

The spindles to the banister meet with current statutory requirements with regards to being less than 100mm apart. However due to the flexibility it is possible to move them slightly further than recommended and therefore it would be of benefit to take care should children be accessing the property.



The window to the first half landing is noted to be in a critical location and therefore should have a safety film applied or have the glazing replaced with safety glass.

There is some minor unevenness to the floor within the hallway and we would anticipate that this will require some repair upon next renewing floor coverings.

Ground Floor WC

Again there is some unevenness to the ground floor wc although this is not deemed to be a significant issue at this time, there may be a necessity for some repair upon next renewing floor coverings.

As the bath is also used for a shower. We would deem the glazing to the window to be in a critical location and therefore the glazing should either be a safety glass or have a safety film applied.

Generally the bathroom is in a fair condition although we would anticipate that it will require some refurbishment in the short term.

Kitchen

The door leading from the kitchen to the hallway is deemed to be in a critical location and therefore the glass should either be safety glass or have safety film applied.

The kitchen appears to be in a generally fair condition. We would anticipate that some upgrading and refurbishment will be required within the short term.

Pantry

The pantry area is deemed to be in a generally fair condition. A full inspection was restricted due to the quantity of the current occupant's belongings within this area.

There is evidence of low level dampness within this room. This is leading to salt staining and damp staining to low level brickwork.

Additionally we note the floor has a vinyl sheet covering. We would not anticipate that this floor has a DPM within it and therefore any rising dampness will likely be pushed out towards the edge of the floor areas as it is not able to breathe through the vinyl.

Kitchen and Dining Room Lobby

The lobby is in a generally fair condition although again we note low level dampness. This will likely once have been external. Should you wish to refurbish this area to be in keeping with the rest of the property we would anticipate that some further damp proofing works will be required.

Dining Room

The dining room is clearly a later addition to the property. Although of some age we would recommend that you make enquiries as to the existence of any planning permissions or building regulation approval with regards to this addition.

The glazing between this room and the sitting room is deemed to be in a critical location and should therefore have a safety film applied or have the glazing replaced with safety glass.

Generally the room is in a fair condition although we would anticipate it will require some refurbishment in the short term.

The door leading from the dining area to the rear garden area is deemed to be in a critical location and therefore the glass should either be replaced with safety glass or have a safety film applied.

There are sporadic areas of damp staining to the ceiling within this room, predominantly to perimeter edges. These are not overly significant and would appear to have been dry on the day of the survey and we therefore assume these to be historic.

Sitting Room

The door between the sitting room and the hallway is in a critical location and therefore the glass should be safety glass or have a safety film applied.

There is some minor unevenness to the floor areas within this room although these are not generally deemed to be of concern and should be repaired upon next renewing floor coverings.

The glazing to the front window is deemed to be in a critical location and therefore should either be safety glass or have a safety film applied.

Generally the sitting room is in a fair condition without significant issue although we would anticipate it will require some refreshment in the short term.

First Floor

Front Bedroom

The bedroom is deemed to be in a generally fair condition without significant item of concern. We would anticipate it will require some refurbishment in the short term.

There is some unevenness to floors although this is not generally deemed to be of concern but we would anticipate that some repairs to floorboards will be required upon next removing floor coverings.

The electric fire within this room is of some significant age and we would recommend it is fully tested before use.

There is damp staining to wall areas to the right hand side of the window. These are likely to be associated with the defects of the valley, possibly as a result of them being blocked which have already been noted externally. We have recommended this be inspected at high level by a competent roofing contractor to identify the source of the defects and carry out all of the works required.

There is again further minor evidence of damp staining to the head of the small window. This is again likely associated with the defect to the valley gutter and we would again recommend that this be inspected at high level.

Within the cupboard off of this bedroom a wc has been installed. This appeared to be in generally fair condition on the day of the survey.

It may be of benefit to have an extractor fan installed within this wc area. The facility as it stands would certainly not comply with current regulations however it is clearly has been installed to suit the current occupant.

Rear Left Hand Bedroom

The rear left hand bedroom is in a generally fair condition. No significant item of concern was noted on the day of the survey.

The electric fire within this room is again of some significant age and we would not recommend this be used until it has been appropriately tested.

Rear Bedroom

The room is again in a generally satisfactory condition.

There is another electric fire within this room which is of some significant age. We would recommend that this be tested before use.

There is some unevenness to floorboards within this room and we would anticipate that some repair will be required upon next renewing floor coverings.

There is some damp staining noted to the ceiling above the windows, as we have already recommended that a roofing contractor carry out an inspection to roof areas to the front of the property we would recommend that inspection be carried out at this point to identify the source of this defect.

An inspection of the upper parts to the property identified that there is generally a lack of passive ventilation. It may therefore be of benefit to install additional air vents within the rooms.

Additionally we note that there is no modern heating within any of the rooms to the first floor. The electric heaters currently in existence are of some significant age and likely will require complete replacement.

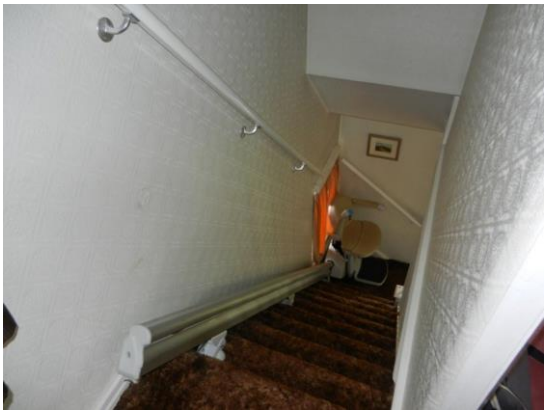
Generally it is noted that the electrical installation at the property is of some age. We would anticipate that this will require some upgrading to meet with modern day standards.

Landing

The landing is in a generally fair condition.

To the cupboard off the landing is the hot water cylinder. We would recommend that you obtain any service records regarding its installation and given the general age of the cylinder, we would anticipate that some upgrading will be required in the short term.

Clearly the staircase has a chair lift installed at the moment. Should this be removed then some alteration will be required in terms of lowering handrails.



Roof Void

The roof void has been partially boarded and where it hasn't been boarded there has been significant upgrades in installation and a certificate within the roof voids suggests that this was carried out in the relatively recent past.

Some of the boarding within the roof void is uneven and therefore care should be taken when accessing roof areas.

There is evidence of damp staining to timber to the base to the valleys. This would match with the staining noted to the front bedroom and we have already recommended that an inspection be carried out at high level by a competent roofing contractor.

Generally the roof void appeared to be in a satisfactory condition without any significant issue.

4 Matters for Legal Advisers' Attention

4.1 Building regulations

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

4.2 Planning permission

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents.

We assume that this matter will be considered by solicitors.

4.3 Statutory

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.
- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Solicitors.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

4.4 Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check:-

- Clarification of boundary positions and the responsibilities.

4.5 Guarantees/Warranties

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

5 Environmental Hazards

We indicate below our findings and advice regarding certain issues of an environmental nature. The issues identified below should not be considered an exhaustive list of matters to be considered.

5.1 Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However we have consulted the website at *www.environment-agency.gov.uk* of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.

5.2 Tree proximity

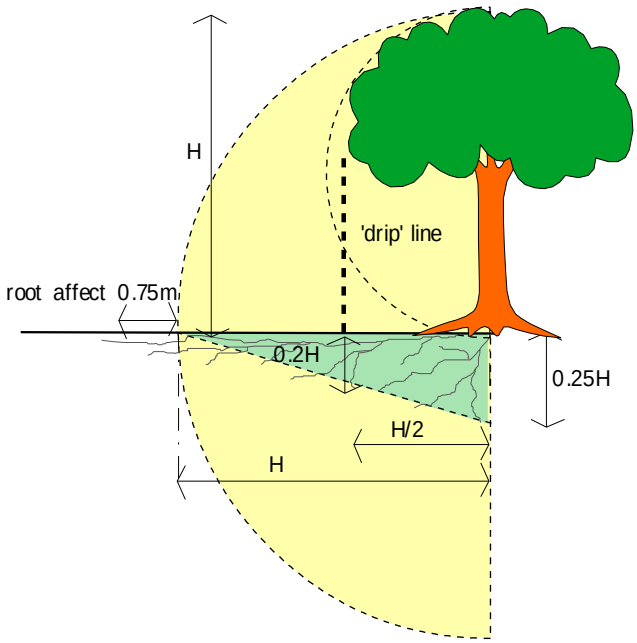
The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

A large apple tree is to the rear garden approximately 3 meters away from the main body of the property. This tree should be monitored and if necessary controlled in due course.

Apple trees, cultivated Malus varieties are common in gardens. Most are small to medium sized trees with lifespans of 40 - 60 years, but Bramleys seedling is far more vigorous, longer lived and larger growing than most of the others. They are moderate water demanders and tolerate pruning well if started when young.

Traditional fruit tree pruning, consisting of regular light reduction and thinning can be effective in controlling water demand and root spread where there is a risk of damage in buildings, but long neglected trees often respond poorly.



Typical proportions of an Apple tree. Note the potential root zone.

The trees grow at a rate of 250mm a year to reach heights of around 7 - 10mtrs[1]. They have medium root activity and water demand, and can be associated with subsidence when planted close to the building, or in groups.

[1] Richardson & Gale (1994) *"Tree Recognition"* Richardson's Botanical Identifications

5.3 Radon risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from the Health Protection Agency (HPA). Their website address is www.hpa.org.uk

If Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary testing, should be considered for a more accurate assessment of the site's exposure.

5.4 Electromagnetic fields and microwave exposure

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board’s website. You should be aware that the presence of power cabling in the vicinity of a building can affect its value and liquidity in addition to the health of those occupying the property.

For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however.

We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.

5.5 Invasive vegetation

We did not note the existence of any Knotweed or Hogweed around the property. However we have not carried out a thorough inspection of the whole garden.

Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

5.6 Wood Boring Insects (Woodworm)

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out, however no infestation was noted to any of the inspected timbers.

5.7 Fungal Decay (Dry Rot & Wet Rot)

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

We have not undertaken a detailed investigation into the potential for Fungal Decay, however at the time of our inspection no decay was noted to any of the inspected timbers.

5.8 Damp

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).

The inner face of external walls was checked at random intervals with a moisture meter.

High readings were obtained in the following areas:-

- Pantry

Plaster on walls affected by rising damp can contain salts from the soil which are hydro-scopic and attract moisture from the air. Until such contaminative plaster is removed and replaced with new plaster, the walls will remain damp. It is normally

necessary to remove the plaster from the affected walls up to a height of at least 1 metre above the floor and replaster.

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 the potential for rot to timbers, so creating an unhealthy environment in which to live.

It may be prudent prior to contract for specialist timber/damp reports to be obtained. All recommendations should be implemented.

5.9 Thermal Insulation and Energy Efficiency

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

6 Discussion

The property is deemed to be in a generally fair condition.

Roof areas are in a generally satisfactory condition. We did note that the valleys towards the front of the property are blocked in a number of places and these should be cleared and inspected in the immediate term. We noted that there is damp staining within the first floor bedrooms and this is likely associated with the defects at this point.

The rainwater goods to the property were in a fair condition although were noted to be blocked in a number of places. Again we would recommend that these be cleared in the immediate term. We also noted that the rainwater goods to the rear of the property to the single storey addition are likely to have a back fall on them and will likely overflow during heavy wet weather conditions. We would recommend that these be altered in the immediate to short term.

For clearance of the valleys, rainwater goods and some minor alternation we would allow a provisional sum of £300.

External wall areas were noted to be in generally good order. We noted some areas of minor re-pointing and repair required to brickwork although these were not of significance and should be incorporated within a pro active maintenance plan for the property.

Windows to the property are a combination of metal double glazed units set within timber frames and single glazed metal casement again set within timber frame. Generally there will be redecoration required to all timber elements to the property in the short term.

The flat roofed areas to the garage and single storey additions to the rear of the property are in a fair condition although we would anticipate that they will require repair in the short term and likely renewal in the short to medium term.

External areas are in a generally fair condition. The survey identified a number of defects with boundaries both to the front and rear of the property and we would recommend that you seek guidance from your solicitor on responsibilities for repair and maintenance of boundaries.

It is likely that significant and further maintenance will be required to the lower parts of the rear garden which are currently heavily overgrown. We would anticipate that further maintenance issues will be identified upon clearance.

Internal areas were noted to be in a generally satisfactory condition. It is likely that some refurbishment of internal areas will be required in the short term.

Generally we note that there is a significant lack of heating to the first floor. The heating that is in existence is significantly aged electrical heaters which will likely be defective and for safety reasons should probably be completely replaced.

As parts of what would have been the external building have been incorporated to form the lobby and pantry areas there are areas of low level dampness that has lead to staining, efflorescence and mould. Should you wish to incorporate these rooms within the property then some upgrading to the damp proofing works will be required to inner faces.

The electrical distribution board is located within the garage. This was noted to be of some significant age and we would anticipate that some remedial work will be required upon testing. We would therefore recommend that you carry out an NICEIC test of the electrical installation. A test of a property such as this will likely cost within the reason of £150. Given the age of the electrical distribution throughout the

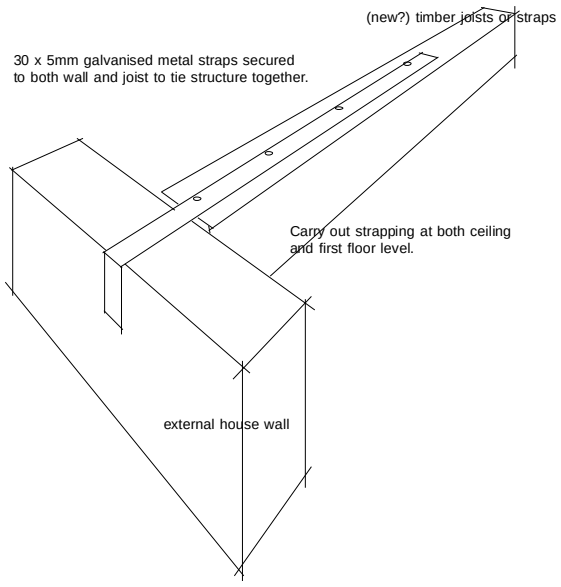
property we would anticipate that some significant upgrading will be required to meet with modern day standards.

Minor roof spread was noted to the property most likely as a result of the feet of the rafters not being correctly tied in at ceiling level.

The feet of the rafters need to be tied in at ceiling level, and any purlins or supporting members reinforced by cross strutting to remove the lateral thrust at the head of the wall. The roof structure needs to be strengthened, and expert advice from a structural engineer will probably be needed.

If no adequate ceiling joists exist, install cross members to tie the feet of every third rafter.

In addition, the wall should be tied to the strengthened structure by means of 30 x 5mm pre-drilled and galvanised metal straps at 1.2mtrs centres. These straps are usually screwed or somehow secured to the wall, and screwed to the side, top or bottom of the timbers at ceiling and first floor level.



Typical restraint strap detail showing connection between two timbers (or timbers and masonry) using a 30 x 5mm stainless steel strap.

We understand that you are considering a roof void conversion. We would advise that the ceiling joists to the first floor are certainly not capable of withstanding any load in terms of a floor structure. Clearly a roof void conversion will require a full

building regulation application and therefore you are advised to obtain quotations from competent and experienced contractors and involvement of a structural engineer will be required. Additionally we note that the roof structure is of a trussed design and therefore significant alternation would have to be carried out to the roof structure in order to allow for the conversion work. We would anticipate that the costs associated with conversion of this type of roof structure will be significant.

We understand that you are looking to install a bathroom to the first floor. We would certainly recommend that where a bath is installed, upgrading of the floor structure be included within the works. This can only be confirmed as required upon exposure of the floor joists to confirm their structural strength. Additionally we would recommend that the bathroom be installed to the right hand side of the property to allow for connection to the existing soil pipe. Should you wish to install a bathroom at any other location then you will likely have to make further connections to the below ground drainage which will require a building regulation application.

The chimney that runs through the property could be removed. Again you should consult a structural engineer with regards to its removal, however we see no particular difficulty as it is predominantly for a flue for the gas fire within the sitting room.

7 Conclusion

The property is in a generally fair condition although will likely require some refurbishment and repair in the short term.

8 Reinstatement Valuation

The Reinstatement Value for rebuilding purposes of the above property is £120,000 (One hundred and twenty thousand pounds), as calculated in accordance with the BCIS tables.

Quality and facilities make a big difference to the rebuilding cost. While the figure above is a reasonable estimate of the likely cost for a good quality house with typical facilities, a basic quality house of the same size with minimal facilities might be rebuilt for £115,000 while an excellent quality house might cost £125,000 to rebuild.

9 Estimated Costs

At this time we can offer little more than preliminary estimated costs for the works indicated above. However, based upon our experience of similar schemes we consider the estimated costs to be reasonable. These costs do not include any allowances for possible items of external/internal decoration. We must strongly advise against basing a firm financial judgement entirely upon the estimated costs stated. They are intended purely as a guide and must be treated with caution until detailed tender documents have been prepared and competitive quotations have been obtained. We recommend that quotations for the works are invited from reputable contractors. They should carry all necessary Liability Insurance and be affiliated to a recognised trade association and be prepared to provide an underwritten warranty relating to the quality of their workmanship. Agreement regarding the provision of such warranties should be obtained before entering into a Contract for the works.

10 Rights of Originator

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END OF REPORT

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