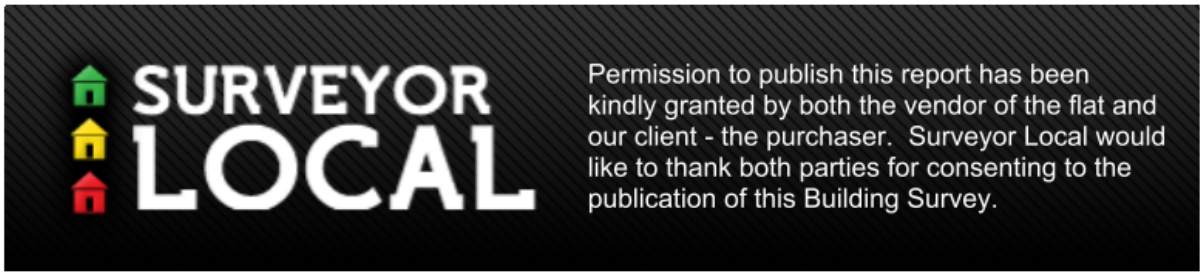
BUILDING SURVEY



Note: Photographs of the property have been removed from this sample

Property Address: xxxxxxxxxxxxxxxxxxxx
Client name: xxxxxxxxxxxxxxxxxx

Following the Inspection made on

1st June 2012

11. Pre Contract Enquiries and Specific Enquiries

11.1. The content of this report is part of the information provided to you, the purchaser, and should be considered carefully with the pre contract enquiries that will be made by your Legal Adviser. Together with these and any specialist reports, you will obtain a full picture of the property you plan to purchase. If you require clarification or further advice, please contact us, preferably writing to specifically obtain that advice.

12. Copy of Report to your Legal Adviser

12.1. A copy of this Building Survey report should be sent to your Legal Adviser immediately upon receipt.

Surveyors Overall Opinion

12.2. This property was originally constructed in a sound and satisfactory manner and has in the main been generally maintained by successive occupiers. It is apparent that certain inherent defects are beginning to manifest themselves owing to the age of the property and a general overhaul should now be envisaged.

12.3. There are no areas of concern relating to this property other than those which will be reported within the sections hereafter. Where recommendations have been given investigation by specialists, these should be put in hand and quotations obtained prior to the entering into of a binding contract for purchase.

SECTION B - THE PROPERTY CONDITION

13. Roof

13.1. The main roof space has not been inspected as access is only possible from within the top floor flat. We therefore cannot comment upon the condition of roof timbers and associated components such as gable walls, party walls etc. Defects may exist. If the lease states that you are obliged to contribute towards any upgrading or repairs at this location, then you should accept that a future contribution may be required. The only alternative is to have the roof space inspected before you commit to purchase, but this will require approval from the top floor flat owner. This is only relevant if the lease states that you are obliged to contribute.

13.2. To comply with current regulations, there should be around 280mm thickness of fibre glass quilt laid between the ceiling joists in the main roof space and the extension roof space. Clearly, we do not know the position. If there is no insulation within the extension over the rear bedroom then heat loss will be significant. You should clarify this by inserting an access hatch, if possible, and upgrade as necessarily. If you are obliged to contribute towards upgrading and insulation in the main roof space, then future contributions may be required. Bear this in mind.

13.3. In older properties as the subject property, restraint now required under modern regulations, were not fitted to provide a degree of lateral restraint between the flank/gable walls and roof structure. In extreme wind conditions, pressure on high walls where they are unrestrained, can lead to collapse or distortion. Whilst it would be recommended that straps be provided. In view of the age and nature of this property which has clearly withstood this tendency extremely well, we would not consider that such work would be warranted at this stage.

13.4. <u>Roof Covering:</u>

13.5. If the lease states that you are required to contribute towards any upgrading or repairs of the roof coverings and associated components, then you should accept that a contribution or contributions may be required for any future works that are required.

The main roof is configured hipped and the slopes are covered with tiles which are in reasonable condition for their age. They are beginning to be covered with moss and lichen growth which is typical of tiles of this age and character.

The verge pointing where the tiles protrude over the gable walls has been pointed in cement mortar. This is minor cracked in areas and the defective sections should be cut out and made good.

The ridge coverings are formed with matching materials bedded and pointed in cement mortar. They are satisfactory for their purpose although hairline cracks would exist.

14. Roof Flashings

Flashings must be properly wedged and pointed in order to ensure that they are fully secured into the masonry above the roof covering. Flashings should be bedded at least 25mm into the appropriate mortar joint and lead wedges should generally be provided at approximately 450mm centres in order to ensure that the flashings are properly secured.

15. Chimney Stacks and Flashings

15.1. For information purposes, When chimneys are constructed they are required to be provided with a damp-proof course to prevent water being drawn through the brick/block work and into the construction below. Where the chimney in centrally provided within the roof there is usually ample space within the roof void for the construction to dry out but where on the flank wall if the damp-proof course has been omitted, it can lead to dampness internally. Unfortunately, without the aid of long ladders etc it is often not possible to ascertain whether a damp-proof course has been provided. At the time of our inspection there is no obvious difficulty in this respect.

15.2. Chimney stacks very often bulge and distort as a result of natural weathering caused by wind-driven rain, sulphate attack and also attacks by condensation and the products of combustion (soot and salts etc). Such problems are very often accentuated by lack of a proper flue lining system.

15.3. If the lease states that you are required to contribute towards any upgrading or repairs of the chimney stack and associated components, then you should accept that a contribution or contributions may be required for any future works that are required.

16. Rainwater Pipes and Gutters

16.1. Rain water from the slopes discharges via half round gutter at eaves level into hopper and downpipes on the walls. Original cast iron down pipes exist which exhibit rust sections and the property will benefit if this is replaced with modern plastic material. The water tightness of this type of gutter relies upon rubber seals which do become distorted and perish over a period of time necessitating some replacement. We therefore recommend for all the joints to be regularly inspected and re-sealed.

16.2. Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is always important. One of the main problems that occur with gutters in particular is blockage of the gutters etc, by leaves, dead birds, dirt and other debris. This can allow the gutters to become blocked and water run over onto underlying timber (resulting in rot) and also onto walls (resulting in damage and/or structural movement such as subsidence or settlement). Downpipes need to be checked regularly and the gutters should be inspected at least once a year and accumulated leaves, silt and other debris be removed to prevent blockages.

16.3. If access gullies are not provided at the bottoms of the rainwater pipes/down pipes then the rainwater pipes or the pipes off to the soakaways or sewer can become blocked. In order to prevent this occurring it is good practice to install pipe guards (pieces of metal or plastic) at the tops of the rain water pipe, in order to prevent this blockage occurring.

17. Structural Movement

17.1. From the on-going, it is evident that this building has undergone a general degree of movement which might be more accurately termed settling in since the time it was erected. We also noted evidence of movement on the front elevation beneath the bay window. We are of the opinion that the movement is not recent and long standing and we recommend for the cracks to be repaired preventing water penetration. There is no other visual evidence of any significant structural movement or subsidence at the time of our inspection.

18. External Walls

18.1. The main external walls are formed of solid brick wall construction. They serve their purpose adequately, there being no evidence of any major movement or distortion.

19. Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement the water will evaporate away before it penetrates completely through the wall. In most parts of the country experience over centuries has shown that 225mm thick brick walls and 450mm stone walls will normally perform this function. There are, however, local variations to this. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

20. It must be understood that any wall of solid construction is incapable of fully preventing rainwater penetration. Driving rain in particular will eventually, almost always, penetrate through a solid wall and to the internal wall surface of that wall. The problem can be made worse be deterioration or of soft pointing or spalled brickwork. This can obviously cause deterioration in plaster and decorations and also leads to deterioration in the masonry leaf.

21. The amount of water penetration which occurs through a solid wall tends to be related to the thickness of the wall. Thus, a half brick wall will allow considerable water penetration very quickly. A thicker wall will still allow a certain amount of rainwater penetration, but in general a much more prolonged period of driving rain is needed in order to allow the water to penetrate to the internal surface of the wall. These comments depend of course on the type and condition of the masonry and also pointing.

22. Spalling is caused by water being allowed to penetrate behind the front edge of brickwork or masonry. During cold spells the water freezes, causes the front edge to flake or “spall” away.

23. You should understand that any timbers built into such walls are prone to rot and/or woodworm. Such timbers include timber lintels which are very often built in over window and door openings behind stone or brick arches externally. We are unable to confirm the exact condition of such lintels without opening up.

24. Solid external walls also generally have poor thermal resistance when compared with modern regulations and requirements and such walls also tend to suffer from condensation.

25. Generally the wind from the north and north-east is cold and relatively dry. Elevations of a property facing north and north-east tend to be affected by weathering in the form of frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on these elevations.

25.1. In properties of the age and character it was often the case that concealed timber have been utilised behind original brick arches as well as bonding timbers at corners of the walls, skirting, ceiling level etc. This practice ceased many years ago as the timbers were found to be prone to rot and deterioration. Without the removal of the internal wall plaster we cannot therefore comment upon the existence or adequacy of these sections.

25.2. The cement mortar pointing whilst generally adequate does have one or two minor hairline cracks as well as defective joints and these should be made good in due course.

25.3. There are a number of minor cracks noted within the exterior envelope to the building. These cracks are long standing and not considered progressive. No remedial work would be considered necessary other than to fill the cracks and to make good and decorate the area to prevent possible water penetration.

25.4. Air vents are provided in the external walls which are in reasonable condition. Vents should be kept clear at all times to prevent obstruction of ventilation to the sub-floor.

25.5. There is a smooth rendered plinth around the property which is generally adhering to the brickwork surface, however, we noted localised hollow and cracked sections and should be repaired to prevent further deterioration due to frost action.

25.6. There a number of minor cracks evident within the exterior of the property, which is not considered progressive and no other work, is required other than to fill the cracks to prevent water penetration.

25.7. General condition of the rendered finish is satisfactory; however, we noted localised hollow areas which will require making good. It must be appreciated that repairing render might require replace of the whole elevation.

26. Damp Proof Course (DPC)

26.1. We are unable to confirm the condition of the damp proof course material; however it is good practice to have a clearance of at least 2 bricks (i.e. 150mm) between the external ground floor and the DPC which will reduce the risk of rising damp.

27. External Woodwork and Joinery

27.1. External joinery to the property consists of door frames, timber insets, fascia boards, doors and thresholds. The general condition of external joinery is satisfactory apart from soft sections noted on the fascia and soffit boards and on other localised areas; we recommend that all external joinery is regularly maintained.

27.2. You may find soft patches of wet rotted timber in the external woodwork and joinery when you redecorate. These should be repaired and redecorated to protect surrounding timber on your normal decoration cycle.

27.3. Where joinery elements have been replaced, we cannot warrant that the lintels and areas around them that rely on them for support have not been damaged, or have been properly considered, unless there is direct evidence at the date of our inspection. Failure to maintain external joinery, particularly with modern timbers which tend to be of poorer quality than old timbers, will inevitably result in deterioration including rot and/or woodworm attack. These problems are caused by water penetration which occurs when the decorations break down or are not maintained.

27.4. When such deterioration occurs then you are normally faced with two choices; either to completely replace the affected units or area, or alternatively arrange for patch repairs. Replacement of the entire unit is sometimes prohibitively expensive and can result in the need to carry out outer repairs in the other parts of the property that are affected by the joinery repair, e.g. making good to disturbed brickwork around a window which is to be repaired. However, once such deterioration begins to occur in joinery it is very often the case that this signals the "beginning of the end" for the affected unit and even careful repairs may only help to prolong the inevitable end.

27.5. In addition, even a minor repair can be expensive and it is sometimes the case that a number of repairs means that the intended repair cannot be considered to be economically feasible and it is sometimes more cost-effective to simply replace the affected unit.

27.6. Any repairs to joinery should generally be carried out carefully and by skilled craftsman. When timber is to be replaced it should be carefully cut out and a splice provided on the joinery upwards and backwards into the unit. This is because if splices are cut downwards then the splices/joins can tend to split due to thermal movement or poor gluing. This allows water penetration which in turn leads to further or accelerated fungal decay (rot).

27.7. It is sometimes possible to carry out relatively minor repairs to timber where the rot has not developed to a significant extent. Those repairs are normally implemented using proprietary filler or an epoxy resin. These repairs must however be carefully carried out and an attempt must be made to ensure that all of the timber which has been affected by rot in the past is removed, otherwise spores of rot will remain, to later re infect sound timber if dampness occurs.

27.8. <u>Windows</u>:

The windows provided in this property are PVC double glazed windows. The frames are satisfactory apart from a general need to clean them down and regularly grease the opening and adjust the hinges on the opening sections. Double glazing can fail at any time resulting in condensation between the panes, which can be unsightly and restrict you view through the window. The only reasonable solution to the problem is to replace the sealed unit. At the time of our inspection there was no evidence of failure.

27.9. Doors:

General condition of all external doors is satisfactory, however, it is essential to regularly maintained all doorsets including easing and adjusting periodically.

28. **External Decoration**

29. External decorations to this property have been adequately maintained over the years but minor attention to the joinery should be envisaged. Although the external decoration appears to be adequate, the external woodwork will need regular redecoration, typically on a yearly cycle depending on the quality of paint or stain coatings, exposure factors, and condition of the surfaces beneath. If such work is not carried out then fungal decay (rot) can start to develop in exterior joinery. Such work should include thorough preparation including burning off of badly deteriorated or flaked paintwork, preparation of the underlying joinery including repairs and bringing forward with fillers etc, and then priming, undercoating and gloss and top coats as appropriate.

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INTERNALLY

30. Internal Ceilings

30.1. The ceilings are largely surfaced with the original lath and plaster although several may have been replaced with modern plasterboard. They are in reasonable condition for their age but minor cracked and damaged areas were detected which will require to be cut out and made good prior to decoration.

30.2. In any property where lath and plaster have been provided the bond between the two materials does deteriorate with age. Should any severely cracked or bowed sections become apparent they should be inspected immediately and removed as their sheer weight can cause considerable danger to occupants

30.3. Modern ceilings are generally formed by nailing or screwing modern plasterboards (sheets of plasters encased in a special paper) to the underside of the ceiling or floor joists. The boards are then finished either with aertex or a plaster skim coat. Many ceilings are also finished to their perimeter/edges with a plaster or polystyrene coving.

30.4. It is normally considered to be good practice to ensure that the plasterboards are laid in a staggered pattern rather than in lines. It is also normally necessary to ensure that timber noggins (pieces of timber) span between the joist and to the perimeter of the ceilings, at the “floating” or free ends of the boards. These noggins tend to be able to minimise movement and therefore cracking to the board by providing restraint at these weak points.

30.5. If noggins are not provided and the boards are not staggered then it is sometimes the case that differential movement/cracking occurs in the boards. This leads to slight cracking in the finish of plaster or aertex. Such a problem is however not normally serious and the problem can normally be dealt with during the next round of redecoration.

31. Internal Walls and Partitions

31.1. The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing's cannot be ascertained without damage being caused.

31.2. Internal walls and partitions on the ground floor are generally formed with a combination of solid and lightweight types. They all appear to serve their purpose adequately with no evidence of significant defects noted. There are some minor cracks within the internal walls which are considered to be due to usual thermal/moisture movement changes, these cracks are not considered significant and no remedial work would be required other than to fill the cracks and redecorate.

32. Generally, the plaster to the walls in the property is in a satisfactory condition; however, we noted localised areas are hollow and loose. This defect normally occurs as a result of a breakdown in bond between the plaster and the wall surface. Plaster of this type is brittle and prone to deterioration. You should anticipate that widespread/localised plaster repair may be required as a matter of normal future maintenance. When started, the extent of plaster repairs can often prove to be much greater than originally anticipated. The hollow and damaged areas will need cutting back and repaired.

33. Internal Decorations

33.1. The internal decoration is the prescribed responsibility of the property owner and should be carried out on a regular maintenance cycle.

34. Floors

34.1. The construction of the ground floor is suspended type with no evidence of significant deflection or unevenness in relation to walls. The junction between the floor and the walls appear to be parallel. We noted air vents around the perimeter of this property to ventilate the sub-floor, which appears to be adequate for a property of this nature.

34.2. It is important to maintain a good airflow to any sub-floor areas. Keep airbricks clean and unobstructed.

35. Fireplaces, Flues and Chimney Breasts

35.1. The property benefits from fireplace and fire surround. Chimney flues should be ventilated in order to prevent condensation occurring within the disused flues. Any room that has an appliance should be provided with an air vent in an outer wall. That vent must have an appropriate size bearing in mind the size of the boiler in order to ensure the satisfactory operation of the combustion appliance/open fire and also prevent anybody in the room becoming asphyxiated.

36. Internal Woodwork and Joinery

36.1. General:

Internal joinery consists of doorsets, frames, built in wardrobes, skirting etc. Condition is generally satisfactory for its purpose. It is essential you regularly maintain internal joinery including regularly easing and adjusting doorsets.

36.2. Kitchen:

36.3. The kitchen has been fitted to a reasonable standard and provides adequate food storage.

37. Timber Defects, Rot and Wood Boring Insect Infestation

37.1. In some cases window and door frames built from unseasoned or defective timber deteriorate gradually from within the timber itself even though fully protected on the surface and at the joints. In such circumstances, detection or rot may be impossible. It should be appreciated that other infestations or defects may be present or may arise if this already discovered remain untreated in a proper manner.

37.2. Wet rot is usually associated with neglect or poor detailing in buildings, occurring in timbers which are continually wet, or having persistent moisture content in excess of around 20%. Wet rot can occur internal as well as external timber. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into damp walls, floors beneath leaking sanitary fittings. Damp roof timbers and ground floor timbers are also vulnerable. When the source of damp has been eliminated, further rot damage should not occur. Whenever you come across wet rot, the affected sections should be cut and replaced with sound preservative treated material. There is no visual evidence of wet rot in this property.

37.3. Dry rot is a fungus which develops in damp timber usually under conditions of dampness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub-

floor and roof voids are places at high risk from dry rot attack. There is no visual evidence of dry rot in this property.

37.4. We noted no evidence of active wood-boring infestation or fungal decay within the limitation of our inspection. However, it should be noted that in any property of this type and age there is a risk of timber defects being present in concealed timber and it would be prudent to budget for treatment as part of ongoing maintenance.

38. Dampness

38.1. Random electronic meter tests were taken around the perimeter of the interior of the external and partition walls which indicated no significant damp readings within the property.

38.2. It should however be noted that our damp tests of the walls were restricted by fittings to the walls. Removal of these may reveal areas of high levels of dampness. Once the units are removed you should consider having the walls tested again for dampness prior to the fittings or redecorations of the walls

38.3. Rising dampness:

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 a failure or lack of a damp proof course. Rising dampness will inevitably lead to spoilt decorations, defective plaster, and rot to timbers, and creates an unhealthy environment in which live.

38.4. Penetrating dampness:

38.5. Leaking gutters and driving rain can cause rainwater to soak through the masonry. Persistent water penetration can cause damage to plaster and decorations, as well as timber decay. The risk can be minimised by maintaining gutters and downpipes in good condition. Walls beneath windows can also become damp, because of rainwater runoff from the glazing. There is no indication of penetrating damp within this property.

38.6. Condensation:

In any property of this age and character with solid brick external walls, condensation dampness can prove to be a difficulty. Should this occur to any extent, it can be relieved by use of dry forms of heating and adequate ventilation.

39. Fire Safety

39.1. Fire Alarm / Smoke Detectors:

Smoke detectors are provided to the ceiling.

Another requirement of a smoke detector should be provided into homes, wired into the electrical insulation as a permanent connection in order to give warning in event of fire so that occupants of the property can escape in good time.

40. **Miscellaneous**

41. **Services**

41.1. These are not tested. We made a visual inspection only.

41.2. Electricity:

41.3. Mains electricity is connected to the property and the consumer unit is located beneath the stairs. It should be borne in mind that electrical testing standards have become more stringent in recent years. It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

41.4. For your own reassurance, we would strongly recommend a test by an NICEIC registered electrician now and every 5 years thereafter for your safety.

41.5. Gas:

Natural Gas is supplied to the property.

We strongly recommend that you have the gas meter and the gas installation including the boiler inspected immediately and on a regular basis by a CORGI registered and certified engineer.

41.6. Cold Water:

Water is supplied to the property from the Company's mains and is piped throughout in copper pipes jointed with suitable copper fittings. The flow through the taps was fair, indicative that there is no undue blockage or furring up of significance.

41.7. Hot Water:

The hot water installation should be inspected and serviced regularly (usually every year) by an appropriate qualified person who is registered under the government approved 'competent person' scheme.

41.8. Stop-cock & pipework:

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

41.10. All occupants of the house should be aware of the stopcock locations. We would strongly recommend that your Legal Adviser make enquiries via the vendor to ascertain the precise position of the internal stopcock position.

41.11. Current regulations now require that appliances such as dishwashers, washing machines and external taps where they are to be used with a hose, should be provided with double check valves to comply with current Water By-laws. Prior to the use or fitting of such appliances the appropriate valves should be installed.

41.12. Drainage:

41.13. We only visually inspect the drain exclusively used by your property. We do not inspect the shared drains or manholes outside the boundaries of your property. Rainwater appears to be directed into the foul drains. This is acceptable if there is a combined foul and storm water drain, as was generally the case before the introduction of modern Building Regulations.

41.14. There was no evidence of above ground blockage or other significant defect at time of the survey, however we noted localised cracked sections around the metal cover and you should envisaged future maintenance. If you want to be reassured regarding the condition of the drainage then you will need to arrange a full CCTV inspection prior to exchange of contracts.

41.15. The sanitary fittings provided in the property serve their purpose adequately. However, we noted the water pressure from the bathroom tap is not adequate and recommend for this to be investigated. Localised build up of limescale is also evident on the taps and it will be necessary to remove build up of limescale routinely.

41.16. The floors and walls beneath the bathroom area could not be inspected as they are boxed-in and the inspection would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, because of defective pipe work, gaps in the wall tiles or at the junction between the wall tiles and the sanitary fittings, dampness may have caused serious rot damage in the floor. As a precautionary measure it would be advisable to open up, by removing panels as necessary and to check the condition of the floors beneath the bath.

41.17. Central Heating:

NB. The central heating boiler is not covered within this inspection. You should have the system services annually by a reputable and appropriately qualified specialist. You should make a specific check with the owner and previous servicing company, who will usually advise you of the condition and service history of the boiler.

We have not made calculations to check that the radiators are of adequate size. Without a specialist report from a heating engineer it is not possible to say whether the system is efficient, effective, functions satisfactorily or complies fully with the regulations regarding its installation.

Space heating and hot water is provided by a gas boiler mounted on the kitchen wall This is provided via copper pipes to steel radiators on the walls. The radiators, visible pipe-work and valves appear generally satisfactory with no significant corrosion or leakage noted. The inclusion of anti-corrosive additive helps to prolong the life of the radiators and pipe work. It should be ensured that an appropriate additive is in the circulation system. We noted some of the radiators are loose and should be fixed.

41.18. Lighting:

The lighting installation appears adequate for a property of this nature but will depend upon personal circumstances and requirements of the specific use for various rooms. As and when improvements are contemplated, the use of energy efficient bulbs would certainly be recommended.

41.19. Ventilation:

The number and nature of opening windows and doors provided to this property is considered adequate to provide a reasonable level of natural ventilation for a property of this nature.

42. The Site

42.1. Boundary:

42.2. The boundaries of the subject property are defined by the party structure walls, concrete fences, panel fencing and floors. We noted sections of the fence and post in the rear section is leaning and recommend for necessary repairs to be carried out.

42.3. In England and Wales boundary disputes are very often possible as it is seldom the case that boundary positions are properly defined in the conveyance documentation or properly shown on site.

42.4. The proverbial "neighbours from hell" can be difficult to live next to it is therefore important to ensure that you are completely certain regarding the boundaries of the property prior to exchange of contracts-once you move into the property then you are left to deal with any boundary problems that may have existed in the past

42.5. It is for this reason that we always recommend that you discuss this point particularly carefully with your Legal Adviser and ask whether or not the property is adequately described and confirmed in the conveyance documentation.

42.6. Localised concrete hard standing is provided to the grounds including pavers, we noted sunken and cracked sections and it will be necessary to carryout necessary repairs.

SECTION C - LEGAL AND STATUTORY MATTER, BUILDING LEGISLATIONS, AND ENVIRONMENTAL MATTERS

43. Legal Matters

43.1. We strongly recommend that you provide a copy of this report to your legal adviser immediately.

43.2. Previous Planning and Building Regulation Applications.

44. Highways

44.1. The roads are adopted and made by the Highways authority

45. Legal Matters

45.1. Guarantees in respect of any work or improvements to your home should be kept safely. Some guarantees may need assignment to you and your Legal Adviser must deal with these matters for you.

46. Town Planning Matters

46.1. Arrange for you Legal Adviser to obtain all necessary Planning Approval Certificates for the refurbishment works carried out.

47. Asbestos

47.1. We did not observe any materials which we suspect contain asbestos. All asbestos, in any circumstance does not necessarily constitute a risk to health. See the appended document titled "Attitudes towards Asbestos".

47.2. If any asbestos containing materials are removed they should be removed by licensed asbestos removal contractor and taken to a licensed site.

48. Environmental Issues

48.1. Your legal adviser should provide you with copies of an environmental report as part of their searches.

49. Flooding

49.1. We recommend consulting with your legal adviser to make further enquiries and confirm whether the property is in a flood plain area. You can also visit:-

49.2. www.environment-agency.gov.uk/subjects/flood for further information.

49.3. Visit www.defra.gov.uk/environment/radioactivity/background/radon.htm for more information.

50. Building Regulations

50.1. Current Building Regulations have been upgraded significantly in recent years and there are many items to which the property would not conform particularly with regard to thermal performance.

50.2. Recent updates and changes in the Building Regulations have brought a considerable number of items under their requirements. Obvious changes such as changing windows or the boiler now require Building Regulation consent. Many works of extension, conversion and refurbishment work will also now require consents that include much higher standards of insulation, drainage and heating and ventilation control. Additionally, flues and outlets from them, together with fuel storage vessels, must also now comply with requirements not previously needed.

51. Any Proposed Building Works

51.1. Additionally, the work may fall under The Party Wall etc Act 1996. The works do not have to be on a party wall to fall under this legislation.

51.2. Visit www.communities.gov.uk/publications/planningandbuilding/partywall for more information.

SECTION D – SUMMARY

52. The Summary

52.1. Where we have recommended repair, maintenance and further investigation to be carried out or reports to be obtained from specialists, we strongly recommend that these are both carefully costed by a builders estimate and considered in your negotiations, or the works are completed before you purchase the property.

52.2. We strongly recommend that you undertake all of these items as soon as possible to preserve and protect the fabric and structure of the building and to prevent the need for more substantial and possibly disproportionate repairs.

52.3. The items which should be addressed are summarised below.

52.4. Further investigations

i) Investigate and test the electrical installation by a NICEIC registered electrician and obtain quotations for any remedial or upgrading works.
ii) Arrange for a gas check and test of the gas installation, gas appliances and the central heating system to be inspected by a Gas Safety registered engineer.

Maintenance items

iii) Fill internal hairline cracks to ceiling and make good
iv) Fill internal cracks to internal wall surface and make good
v) Make good repair to crack noted beneath bay window.
vi) Investigate water pressure in bathroom
vii) Remove lime scale on taps
viii) Patch repair rough plaster as necessary
ix) Cut out soft section on external joinery as deemed necessary.

52.5. The summary is a very brief resume of the whole report and it must not be relied upon solely and it is important that the whole report is read and considered to obtain the true reflection of the condition of the property.

52.6. We have attached some guidance notes including a glossary which we hope are useful.

APPENDIX A

GUIDANCE NOTES

Energy Efficiency
General Maintenance Notes
Guidance – Attitudes Towards Asbestos
Radon Guidance Notes

ENERGY EFFICIENCY

Generally there are a number of measures that can be undertaken to reduce heat loss from a property. These vary significantly in cost.

The most obvious way of achieving energy savings is to install adequate insulation.

Roof Voids: 300mm of Rockwool quilt or loose fill material laid over the ceilings. Well insulated roof voids should be fully vented to prevent condensation occurring thereby reducing the risk of damp staining and timber decay.

Solid Floors: These are difficult to insulate. A floating floor can be installed but this will involve some expense in altering doors and fitted units.

Suspended Floors: These may be insulated by the provision of 100mm to 150mm of Rockwool insulation supported between the ground floor joists.

Walls: Insulating external walls can be undertaken by dry lining or filling any cavity but this may prove costly.

Double Glazing: This reduces heat loss through windows significantly. The pay back period is likely to be quite long as the cost of the work is generally high. For this reason the installation of replacement double glazed windows is only likely to be justified if the existing windows are in poor condition or at the end of their useful life. Double glazing also reduces sound transmission. Replacement windows are controlled under the Building Regulations and you should seek further advice from a FENSA contractor.

Draught Proofing: In a typical dwelling up to 25% of heat losses occur through draughts. The easiest areas to tackle are doors and windows which typically account for half this loss. There are many systems available which can be easily installed. Draught proofing is probably the most cost effective energy conservation measure. Also secondary double glazing can significantly reduce draughts.
WARNING: Fuel burning appliances, including open fires, which are not room sealed, require a supply of air to perform correctly. An inadequate supply of air could result in toxic fumes being released into the accommodation. If draught proofing is of good standard then designed permanent ventilation must be provided. If such ventilation is installed near ceiling level it will not cause any discomfort to the occupants of the room and so is unlikely to be covered/blocked up.

Condensation: Can be a problem particularly in kitchens, bathrooms and shower rooms. We recommend the use of extractor fans which can be controlled either manually or by humidistats. For air to be extracted there must be some provision for fresh air to be drawn in, e.g. by a vent.

Heating System: Alterations to heating installations generally involve high capital costs. From an energy efficiency point of view the following points are worthy of mention.

Aluminium foil placed behind radiators together with small shelves over radiators will reduce heat losses into the walls and direct convected warm air into the room.

Thermostat valves and use of zone thermostats avoids unnecessary heating of unoccupied rooms and allows different temperatures around the property. Set thermostats to the minimum comfortable level. In a typical house reducing the setting from 21 degrees Celsius to 20 degrees Celsius can save up to 10% on fuel bills.

GENERAL MAINTENANCE NOTES

These notes are provided as a guide to enable you to inspect your property on a regular basis to ensure it remains in good order. Regular maintenance inspections and prompt repair of any defects will contribute to lower repair costs. Neglect may lead to early deterioration and more expensive repairs. Maintenance of the property should include the following:

Pitched Roofs

Checks that tiles are in good condition and replace any that are cracked or have slipped. Ensure that pointing to ridge and verge tiles is kept in good condition.

Flat Roofs

Make sure that chippings remain evenly laid.
If cracked or blistered areas are noted these should be inspected and repaired as required.

Flashings

Ensure that lead flashings are adequately secured and watertight..
Cement fillets are considered to be unsatisfactory and should ideally be replaced with lead flashings.

Gutters

Ensure that gutters flow to downpipe heads and remain free from splits, cracks and defective joints.
Regularly clean out gutters to remove debris, weeds, leaves and chippings.

Downpipes

Ensure that joints remain watertight.
Where downpipes discharge into grids, ensure grids remain free from obstruction. Leaf grilles should ideally be fitted.

Chimneys

Ensure chimney pots are in good order and are securely bedded to the stack.
Pointing to brickwork should be kept in good condition.

Outside Walls

Pointing to brickwork should be kept in good condition. Defective pointing may lead to damp penetration and possible decay of adjacent timbers.
External ground level (e.g. soil and paths) should be kept below the damp-proof course ideally by 150mm.
It must be ensured that the damp-proof course is not bridged, e.g. by stored materials.
If there are air bricks, make sure that they are in good condition and free from blockage.
If walls are rendered, make sure rendering is not cracked or loose as this may allow rain penetration internally possibly resulting in fungal decay.
Investigate any cracking to walls. If in doubt, consult a Chartered Building Surveyor.

Windows and Doors

Periodically inspect frames and repair any decayed timbers.
Replace any cracked panes and replace putty/glazing sealant when cracked or missing.
Replace broken sash cords and window catches.

Roof Space

Periodically inspect for signs of rains penetration and carry out repairs as necessary.
Check the chimney breast for heat cracks and perished brickwork.
Regularly clean out water tanks, maintain ball valves, keep tanks and pipes insulated and tanks covered.
Periodically inspect for beetle attack (woodworm) and if in doubt, have a specialist firm carry out an inspection.
Check ceilings under flat roofs for any signs of leaks through the roof.

Plumbing, Heating and Electrical Installation

Ensure all pipework is in good condition.
Replace tap/cistern washers if drips occur.
Have the central heating installation regularly serviced by an engineer with the relevant qualifications.

Exterior Decorations

Regularly redecorate all exterior paintwork / varnish in order to reduce timber decay.

Drainage

Periodically lift manhole covers and have any blockages cleared.

Keep manhole covers in good condition by greasing the underside of the cover and the frame.
If you have a septic tank, have it pumped out at least once a year.

Garden

Keep hedges, walls, fences and gates in good order.
Keep soil and shrubs away from outside walls. Shrubs and trees can damage drainage pipes which in turn may lead to subsidence.
Cut back creepers regularly, as they may destroy the mortar joints between the bricks and encourage dampness and insects.

Garages and Outbuildings

Regularly inspect roofs, gutters, downpipes and walls as suggested for the house.
Regularly redecorate.
Keep door hinges, pulleys and locks well oiled. Clean out and grease any sliding door channels regularly.

GUIDANCE – ATTITUDES TOWARDS ASBESTOS

All asbestos in **any** circumstance, does **not necessarily** constitute a risk to health.

The policy of the Health and Safety Executive (HSE) on asbestos containing materials (ACMs) is that:

'…asbestos materials which are in good condition and not releasing dust should not be disturbed…materials which are damaged, deteriorating, releasing dust or which are likely to do so should be sealed, enclosed or removed as appropriate following official guidance…

…materials which are left in place should be managed and their condition periodically reassessed…

…establish an order of priority in which remedial works should be undertaken…

…substitute materials should be used where possible provided they perform adequately…

…the risk of the health of the public from asbestos materials which are in sound condition and which are undisturbed is very low indeed.'

Despite stringent controls, including the use of respirators, the health risks arising from the removal of asbestos are greater than from leaving it alone, provided it is not releasing or liable to release fibres.

Wherever asbestos remains, however, there is a risk of future disturbance. Moreover, while asbestos is extremely durable, the life of the material or component containing it is finite, and at some stage in the future the asbestos will inevitably need to be removed or replaced with a substitute.

The greatest health risk is incurred by those who have worked in the asbestos industry – producing, processing, installing or removing the material. In the UK, the importation and use of almost all forms of asbestos is banned. The greatest risk is to those who disturb asbestos, often inadvertently, incidentally in the course of their work, when inspecting, repairing, extending or demolishing such as electricians, plumbers etc. Building occupants are similarly at risk from any contamination arising from the disturbance or deterioration of materials or components containing asbestos, particularly where the airborne fibres are likely to be re-circulated or distributed widely by ventilation plant and the like.

Only a specialist asbestos surveyor / contractor can carry out an inspection and report to determine asbestos containing materials, their condition and carry out a risk assessment. If we have advised that there may be asbestos containing materials in

the property then you should at minimum obtain a Level 2 type report from such a surveyor / contractor.

Visit www.arca.org.uk for more information or for a list of approved asbestos removal contractors.

RADON GUIDANCE NOTES

Radon is a naturally occurring radioactive gas which is formed when minute amounts of the uranium present in all rocks and soils, decays. The amount of radon is largely determined by the local geology.

Radon is a gas which moves easily through porous and fissured materials. In outdoor air it disperses rapidly and levels are low; in confined spaces such as homes levels of contamination can build up. Radon is drawn into buildings mainly through cracks and gaps in the floor.

As radon itself decays, being of radioactive material, it forms minute radioactive particles which can be breathed in. Some lodge on the lining of the lung and irradiate the tissues thus increasing the risk of lung cancer.

In order to limit the risk, the government has adopted an action level for radon in homes of 200 becquerels per cubic metre (the Becquerel is the unit in which radioactivity is measured). If a home is found to have levels above the action level, the householder is advised to reduce the radon level.

For further information contact the Health Protection Agency at www.hpa.org.uk/radiation or telephone 01235 831600, or alternatively see www.defra.gov.uk/environment/radioactivity/background/radon/index.htm