

REPORT
ON THE
CONSTRUCTION AND CONDITION
OF THE PROPERTY
known as
'#####'

SN2 ###

Inspected on behalf of:

Mr. #####

RG## ###

Date of inspection:

17th September 2020



T.J. WALLACE FRICS
CHARTERED BUILDING SURVEYOR
REGISTERED HOME INSPECTOR
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Front (south) elevation



Side (east) elevation

YOUR BUILDING SURVEY

IMPORTANT

My aim has been to give you as much information as possible to assist you in making a reasoned and informed decision on the purchase of the property, or when planning repairs or maintenance works, to bring some matters to the attention of your Legal Advisers, and to help you keep the property in good condition if you decide to purchase.

In this report your attention may have been drawn to some areas of the property which could not be inspected. For reasons explained in detail further investigations may have been recommended before your purchase proceeds, or you may have been notified of matters which you should fully consider before your purchase. It may well be that further investigations may reveal the need for additional repairs which could alter the figure at which you should purchase the property.

It is strongly recommended that you read the whole of the report and then consider, with my help if you wish, the wisest course of action. Personal circumstances and the nature of the property under consideration are very often relevant in the purchase decision.

Please also refer to the Terms and Conditions relating to this inspection and report, which are included at the end of the report.

If you have any queries arising from this report, please give me a call.

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REPORT

ON THE CONSTRUCTION AND CONDITION OF

‘#####’

SN2 ###

Surveyed by T.J. Wallace DipBS DipHI FRICS on Thursday 17th September 2020.

INSTRUCTIONS

I am acting on instructions from Mr. #####, of #####, #####, RG## ##, and the terms of my engagement letter, to carry out an inspection of this property and to report on its construction and my opinion as to its condition and state of repair.

I have not arranged for any specialist reports on the drainage, heating, electrical or plumbing installations. I have however made brief comments on these installations where appropriate.

LIMITATIONS OF REPORT

These have previously been submitted to, and accepted by, Mr. #####.

This report reflects the condition of the property at the date of my inspection. It must be accepted that defects can arise, particularly as a result of weather conditions and vandalism, between the date of the inspection and the date of your occupation of the property, especially if the property has been left unoccupied and unheated.

Inspection of the building has been as thorough as possible. However, many

parts of the structure are concealed and the condition cannot be accurately stated without damaging exposure work. Concealed areas which might otherwise have been inspected have been drawn to your attention within the body of this report.

The interior of the property was found to be fully furnished, reducing the scope of the internal inspection. The drainage inspection cover could not be raised.

GENERAL DESCRIPTIONS

Throughout this report the elevation which includes the front entrance door shall be referred to as facing south; and north, east and west shall be construed accordingly.

DESCRIPTION AND SITUATION

Type and style of property

The property comprises a three storey detached dwelling with an additional basement area, which probably dates from around 1900. A Conservatory has been added to the north side, many years ago.

The main external walls of the property are of solid brick construction at basement level, and of brick-faced cavity construction above. The Conservatory has solid brick walls. The pitched roof slopes are covered with natural stone slates. The Conservatory has a roof of corrugated sheeting.

Situation of property

The property stands at the edge of the village, on a site which slopes steeply down from east to west. The property has a long narrow front garden, and a paved rear garden.

The property has a sectional double Garage, which is sited at the northern end of the site.

The property is not recorded as a Listed Building, but stands within a Conservation Area, and within the North Wessex Downs Area of Outstanding Natural Beauty. You should ask your Legal Advisers to verify the relevant

information as part of the usual searches. Planning restrictions may apply.

The property is not situated in an area where tests have indicated that properties are affected by radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in houses, it can (over time) be a risk to health. Radon can only be detected by test instruments, and the minimum testing period is three months. If corrective measures are needed, they should not be expensive in proportion to the value of the property.

The sub-soil in this area is described as “freely draining lime-rich loamy soils”.

The area in which the property stands is not classified by the Environment Agency as being at risk of flooding. You should request that your Legal Advisers seek information on past flooding in the vicinity of the property.

The property is in an area where subsidence is uncommon. No evidence of settlement of the structure was noted.

The area around the property is considered to be affected by past land use and pollution. No particular problems were noted.

If you require more detailed environmental information you should ask your Legal Advisers to obtain a fully detailed report.

Tenure

It is understood that the property is to be sold freehold with vacant possession, free from onerous restrictions or liabilities.

Services

Mains electricity and water supplies are provided to the property. The property is apparently served by mains drainage.

Your Legal Advisers should be asked to obtain information on the drainage system, and to ascertain the extent of your liabilities in regard to such drainage, which may be shared.

ACCOMMODATION

At the time of the inspection the property was occupied and fully furnished.

The accommodation is as follows:-

Ground floor:	Hall - with stairs to first floor Sitting Room Dining Room Drawing Room Kitchen / Breakfast Room Rear Lobby Cloakroom Conservatory
First floor:	Landing - with stairs to second floor Bedroom One (over Drawing Room) En Suite Shower Room Bedroom Two (over Kitchen) En Suite Bathroom Bedroom Three (over Sitting Room) Bedroom Four (over Dining Room) Bathroom
Second floor:	Bedroom Five (over Bedroom Three) Bedroom Six (over Bedroom One)
Basement:	Lower Hall Family Room (below Dining Room) Office (below Sitting Room) Store
Outside:	Garage

You should ask your Legal Advisers to verify the full extent of the site, and the ownership and exact locations of the boundaries.

WEATHER

The survey was carried out on a warm, calm day. There was no rainfall during

the time of the inspection. A period of settled weather preceded the inspection, with no significant rainfall during the preceding two weeks.

ROOF COVERINGS AND STRUCTURES

The roof slopes have been viewed using binoculars and a camera on an extending pole.

Examination of the roof coverings was carried out from ground level, without the use of long ladders.

Description of roofs

The main roof consists of north and south facing pitched slopes, with a gable at either end. A secondary pitched roof with east and west facing slopes extends from the north facing slope of the main roof. These roof slopes are covered with stone slates. A flat roofed dormer is provided on the south facing slope of the main roof, over Bedroom Five. This roof is covered with lead sheeting. There are two bay windows on the west elevation, each of which has a flat roof which is covered with lead sheeting.

The small Rear Lobby has a lean-to roof which is covered with slates.

The Conservatory has a roof of corrugated plastic sheeting. A section of metal sheeting is fixed adjacent to the boiler flue.

Condition of roof coverings

The slates on the pitched roof slopes were seen to be in a satisfactory condition. A small number of the slates are not fitted flush with the roof slopes, but most appear to be secure, as seen from ground level.

Three slates on the east facing roof slope are supported on lead clips, which are known as 'tingles'. A small number of tingles are also visible on the north facing roof slope. This indicates that the fixings for these slates have failed, causing the slates to slip. It is likely that other fixings will fail from time to time.

Several of the slates on the roof slopes have been replaced using man-made slates. These slates tend to become partially covered with growths of moss, because their surface is less smooth than that of traditional stone slates.

A small number of the slates are chipped. This is not unusual on a roof covering of this type. No missing slates were noted. The slates may be laid over a layer of lining felt, which would act as a secondary barrier to water penetration if slates become displaced.

The ridge tiles on each section of roof are apparently secure.

The lean-to roof over the Rear Lobby is covered with man-made slates. These slates are covered by a dense coating of moss, such that the slates are not accessible for close inspection. The flashings to the adjacent walls are formed in lead sheeting and cement mortar. Cement mortar flashings are prone to cracking as a result of minor thermal movement. Water penetration into fine cracks, followed by frost action, results in further cracking. Lead flashings are a more durable alternative.

Where visible the planes of the roof slopes are not 'dished'. This suggests that there is no significant weakness in the timber structures of the roofs. The roof structures are more fully described elsewhere in this report. At present the roof structures appear to be stable, with no evidence of recent distortion or deflection.

The pitch of the roof slopes is adequate to cause rain water to run off into the gutters.

The timber fascias and bargeboards at the roof edges are currently satisfactory.

The flat roof of the dormer on the south facing roof slope has a covering of lead sheeting. No defects were noted in this roof covering. The vertical surfaces of the dormer are clad with hanging tiles. No defects were noted.

The flat roof over each of the bay windows on the west elevation is covered with lead sheeting. No defects were noted in these roof coverings.

Lead sheeting used as a roof covering will usually have a useful life of around eighty years, if correctly fixed. These lead-covered roofs are unlikely to require attention within the next ten years.

No defects were noted in the roof sheeting on the Conservatory. The plastic sheeting is likely to become brittle with age.

Roof voids and structures

There are two small voids at the eaves of the main roof, which are accessible via hatches in the walls of Bedroom Five. A similar void is accessible via a hatch in the wall of Bedroom Six. There is a further void which is accessible from the upper staircase. This void extends above the Bathroom. The voids are not boarded for storage. Numerous items were found to be stored within these voids.

The thermal insulation on the first floor ceilings conceals the joists from view. It was considered unwise to venture across the ceilings without the use of crawling boards. An inspection was carried out from each hatch.

Within the voids small parts of the roof timbers are visible. The roof structures are of traditionally framed construction, with the rafters supported by the main walls. No evidence of defects or weakness was noted in those sections of the roof timbers which could be inspected.

The roof slates are laid over a layer of timber boarding which is attached to the rafters. There may also be a layer of lining felt between the slates and the timber boarding. No evidence of water penetration was noted in the roof timbers which were readily accessible for inspection.

There is no evidence of recent deformation of the roof structures. The structures are considered to be stable at the present time.

There is no access to other parts of the voids within the roofs. The roof structures in these areas could not be inspected.

Thermal insulation

Modern Building Regulations which apply to new dwellings require a 270mm thickness of mineral fibre insulation in roofs, or the thermal equivalent of an alternative material.

A 100mm layer of mineral fibre insulation covers most of the first floor ceilings

within the accessible roof voids. The vertical partitions which separate the roof voids from the adjacent rooms are provided with limited thermal insulation. Ideally additional thermal insulation should be provided.

Since there is no available access to other parts of the voids within the roofs it was not possible to verify that thermal insulation is provided within those roofs.

If thermal insulation is inadequate there will be significant heat losses through the roofs. Poorly insulated ceilings will be vulnerable to condensation on the inner surfaces.

Cross-ventilation

It is necessary to ensure that a sufficient flow of air exists through roof voids to prevent the build up of moisture levels which would lead to deterioration of the timbers. Such ventilation should be above the level of the insulation material, if any, and should not be obstructed.

There is no visible provision of cross-ventilation to the voids within the roofs via vents at the eaves of the roof slopes. Suitable cross-ventilation should be provided.

Birds, insects, vermin etc.

No evidence of the presence of birds or bats within the roof voids was noted.

Bats are a protected species and since they are unlikely to cause damage should be left alone if found within the roof voids at some time in the future. This is a requirement of the Wildlife and Countryside Act 1981. Advice on the subject of bats can be obtained from Natural England.

Should any repairs or woodworm or rot prevention treatment be necessary where bats are present Natural England must be consulted for advice on necessary protective measures.

No evidence of the presence of vermin within the roof voids was noted. Vermin often gnaw the insulation on electrical cables and such damage can lead to shorting of the cables and subsequent fire damage. Precautions should be taken to prevent entry by vermin, which are not uncommon.

CHIMNEYS

The property has three chimney stacks.

The chimney on the ridge of the main roof has four flues, which serve the fireplaces in the Sitting Room, Dining Room, Bedroom Three and Bedroom Four. The chimney is built of brick. Four pots are provided at the top of the chimney. Three of the pots have lead caps. The fourth flue is open. The flashings to the roof slopes are formed in lead sheeting. No significant defects were noted in the brickwork of the chimney, nor in the lead flashings. The cement flashing which secures the pots appears to be intact, as seen from the available vantage points. Defects in this area can result in water penetration into the brickwork, and internal dampness.

The chimney on the south facing roof slope at the east facing gable end has two flues, which serve the fireplaces in the Drawing Room and Bedroom One. The chimney is built of brick. Two pots are provided at the top of the chimney. Each flue is open. The flashings to the roof slopes are formed in lead sheeting. No significant defects were noted in the brickwork of the chimney, nor in the lead flashings or the lead-lined back gutter. The cement flashing which secures the pots appears to be intact, as seen from the available vantage points. Defects in this area can result in water penetration into the brickwork, and internal dampness. Within the roof void which is accessible from Bedroom Six the brickwork of this chimney was found to be slightly damp. This dampness may be the result of a past leak at the flashing or back gutter. This area should be monitored to establish whether or not future repairs are required.

The chimney on the north facing roof slope at the east facing gable end has two flues. One flue serves the oil-fired range cooker in the Kitchen. The second flue is disused. The chimney is built of brick. One pot and one flue terminal are provided at the top of the chimney. Each flue is open. The flashings to the roof slopes are formed in lead sheeting. No significant defects were noted in the brickwork of the chimney, nor in the lead flashings or the lead-lined back gutter. The cement flashing which secures the pot and terminal appears to be intact, as seen from the available vantage points. Defects in this area can result in water penetration into the brickwork, and internal dampness.

Each chimney should be closely inspected when access to the roof is available. Such close inspection may reveal defects which are not readily visible from the currently available vantage points.

Any disused flue should be ventilated at both top and bottom to reduce the risk of a build up of moisture within the flue.

RAINWATER FITTINGS

The rainwater fittings have been inspected within the limits of a 3.6m ladder.

The roofs are provided with plastic gutters and downpipes.

No significant defects were noted in the rainwater fittings.

It was not possible to verify that the gutters are free from leaks since there was no rainfall at the time of the inspection. No evidence of leaks was noted.

The provision of guttering appears to be adequate to cope with all but extremely heavy rainfall of the type which occurs perhaps once per year in average weather conditions. During such heavy rainfall it is probable that the gutters will overflow, possibly leading to saturation of the external walls.

It is recommended that the gutters are cleaned out to remove all collected debris, vegetation, etc. at least annually. It is possible that when the gutters are completely cleared of debris various minor leaks at the joints will become apparent.

MAIN WALLS

The main walls of the house are of solid brick construction at basement level and of brick-faced cavity construction at higher levels. The two bays on the west elevation are built of dressed stone.

The solid walls offer little resistance to water penetration, and very little resistance to heat loss. There is also a risk of condensation on the inner surfaces.

The external and internal walls have been inspected as far as possible. The foundations have not been exposed for inspection; the structural condition can only be assessed from what can be seen above ground level. It must therefore be accepted defects could exist with no related manifestation of a problem above ground. The walls were examined for signs of structural settlement or

movement that might cause trouble or expense in future years.

It is not possible to report on the size and depth of the foundations which are provided to the property, as to obtain this information it would be necessary to excavate trial holes around the perimeter of the building. Such work has not been carried out. In view of the age of the property the foundations of the walls are likely to be shallow.

No evidence of structural movement is apparent.

On the east elevation there is a minor vertical crack in the joints of the brickwork below the window of the Kitchen. The appearance of the crack shows that it is not of recent origin. The crack has no structural significance.

The pointing to the brickwork is worn in several areas below the level of the damp proof course. Repairs are required to reduce the risk of water penetration into the brickwork.

There are cracks in the sills of the bays on the west elevation. Ideally the cracks should be sealed to reduce the risk of water penetration. Small sections of the stonework of the bays are crumbling where adversely affected by frost. No immediate attention is required.

The brick walls of the Rear Lobby and the Conservatory are of slender construction. These walls will be vulnerable to water penetration, and to condensation on the inner surfaces.

Damp proof course

The main external walls of the house were constructed with the provision of a slate damp proof course, which is visible externally. It is likely that the internal walls have a similar damp proof course.

Ideally the external levels should be maintained at least 150mm below the level of any damp proof course to reduce the risk of rising dampness.

Your Legal Advisers should be asked to make enquiries to establish whether or not there is a guarantee in respect of damp-proofing at this property, and to verify the extent of any work which was carried out.

The walls were tested with an electrical moisture meter, and the findings are set out elsewhere in this report.

Thermal insulation

There is no visible evidence to suggest that thermal insulation has been provided to any of the external walls, and no insulation material would have been provided at the time of construction. The walls will be subject to high rates of heat loss, and vulnerable to condensation on the inner surfaces.

EXTERNAL JOINERY

External doors

The front entrance door is a panelled style door in timber, in a timber frame. No defects were noted in the door or frame. No immediate attention is required.

The door from the Conservatory is a panelled timber door in a timber frame. The weatherboard is slightly damaged. No serious defects were noted in the door or frame.

The door from the Office is a panelled timber door in a timber frame. No defects were noted in the door or frame.

The door from the Rear Lobby is a part glazed timber door, in a timber frame. The door is in very poor condition. Replacement will be more cost effective than repair.

Window units

The windows are a mixture of timber double hung sash units and timber casement units. All are single glazed.

The sashes of the window to the Bathroom were found to be stuck. A general overhaul is required.

Wet rot was noted in the windows in the dormer to Bedroom Five. Extensive repairs are required. Replacement of these units may be more cost effective

than repair.

Wet rot was also noted in the windows to the Rear Lobby and in the windows of the Cloakroom and Family Room. In the case of the Rear Lobby the damage is of such an extensive nature that replacement of the units is required. The windows to the Cloakroom and Family Room require repairs.

EXTERNAL DECORATIONS

The external decorations to the timber fascias and bargeboards at the roof edges are currently satisfactory.

The paint finish on the front door and the window units is generally satisfactory. The finish on the other external doors requires renewal.

Redecoration of external timber sections is required at approximately five year intervals to protect the timber from water penetration which might result in rot.

CEILINGS

The ceilings are of lath and plaster.

The lath and plaster ceilings are generally satisfactory. Lath and plaster ceilings tend to deteriorate with age, particularly as the fixings suffer corrosion. Areas of the ceilings begin to sag when the laths separate from the supporting joists or when the plaster detaches from the laths. Minor cracks and irregularities usually appear prior to such sagging.

Lath and plaster ceilings do occasionally collapse without warning, but usually only if subjected to abnormal stresses such as temporary over-loading of the supporting joists. Such failures are rare.

If any part of the lath and plaster ceilings is disturbed it is possible that nearby sections will fall away.

No significant defects were noted in the ceilings. No immediate repairs are required.

INTERNAL WALLS

The internal walls are primarily of solid construction. Small sections of the internal partitions are of timber construction, lined with plasterboard. Some sections of the main walls are also lined with plasterboard.

No significant defects were noted in the wall finishes.

FLOORS

Ground floors

The floors of the rooms above the basement area are of timber construction. The ground floor in the Drawing Room is of suspended timber construction. Elsewhere the floors are of solid construction.

The voids beneath the suspended timber floor of the Drawing Room require adequate ventilation to reduce the risk of a build up of moisture which would lead to premature degradation of the floor timbers. Air bricks are provided in the external walls. This provision of ventilation is barely adequate. There is a risk of damage to the floor timbers. Ideally additional air bricks should be provided on the north elevation. All vents should remain unobstructed at all times.

The timber floors appear to be stable. It is possible that the ends of the floor joists, where built into the solid external walls, have been affected by dampness. There may also have been damage by wood-boring insects. A more detailed inspection of the floor timbers, involving the removal of flooring, will be required if the full details of the condition of the floor timbers is to be known.

The ground floors are partly finished with wood flooring, partly with ceramic tiles, and partly covered by fitted carpets. It was not possible to raise the carpets to inspect the floor surfaces. In the Conservatory the floor is covered with vinyl sheeting.

The solid floors in the basement area are finished with timber boarding. No defects were noted in these finishes. No evidence of weakness was noted in the solid floors.

It was not possible to verify that any of the ground floors are adequately

protected from moisture rising from the ground.

Upper floors

The upper floors are of suspended timber construction, with timber boarding on timber joists. The floors are finished with timber boards on the Landing and in the Study and Bedroom Three. Elsewhere the floors are covered by fitted carpets. It was not possible to raise the carpets to inspect the floor surfaces.

The floors appear to be stable. No evidence of significant weakness was noted. A detailed inspection of the floor timbers, involving the removal of floorboards, will be required if the full details of the condition of the floors is to be known.

The floors will have a load-bearing capacity which is less than that of a modern floor, and you should place large items of furniture with care.

INTERNAL JOINERY

The internal doors are of timber, and are in a serviceable condition. Where the doors are glazed the glazing is not of toughened safety glass, as would be required in a new dwelling to satisfy modern Building Regulations. You must be aware of the increased risk of injury if the glazing is damaged.

No handle is fitted on the door to Bedroom Six.

The fitted cupboards are of a basic standard but are in a serviceable condition.

The skirtings and architraves, where accessible for inspection, are serviceable throughout.

The kitchen units are of a good standard, and are currently in a satisfactory condition.

The timber staircase from the ground floor to the first floor is in a satisfactory condition. A suitable handrail and balustrade are provided. No weakness was noted in the flight.

The staircase to the second floor is steep in pitch, and has no handrail. The flight should be used with care. A handrail should be provided.

The staircase from the ground floor to the basement area has no balustrade or handrail. One of the treads is slightly damaged. A suitable balustrade and handrail should be provided.

INTERNAL DECORATIONS

Where the internal surfaces are accessible for inspection the internal decorations are generally fair throughout. However it is likely that when the property is cleared of all furniture and effects minor marks and defects will be revealed.

If alternative colour schemes are preferred you should budget for at least partial redecoration.

FIREPLACES

The fireplace in the Sitting Room has a tiled hearth and a decorative timber mantel. A solid fuel stove is fitted at the fireplace, with a flue pipe to the chimney above. No defects were noted in the fireplace. The interior of the flue was not accessible for inspection.

The fireplace in the Dining Room has a cast iron surround with a timber mantel and a tiled hearth. No defects were noted in the fireplace. The interior of the flue was not accessible for inspection.

The fireplace in the Drawing Room has a marble hearth and a timber mantel. A solid fuel stove is fitted at the fireplace, with a flue pipe to the chimney above. No defects were noted in the fireplace. The interior of the flue was not accessible for inspection.

The fireplace in Bedroom One has a cast iron surround and a tiled hearth. No defects were noted in the fireplace. The interior of the flue was not accessible for inspection.

The fireplace in Bedroom Three has a cast iron surround and a tiled hearth. No defects were noted in the fireplace. The interior of the flue was not accessible for inspection.

The fireplace in Bedroom Four has a cast iron surround and a tiled hearth. No defects were noted in the fireplace. The interior of the flue was not accessible

for inspection.

Any fireplace which is to be used requires a permanent supply of fresh air for combustion. This is usually provided via a vent in an external wall. No source of fresh air was identified in relation to any of the fireplaces. Suitable vents must be provided if the fireplaces are to be used. A shortage of fresh air for combustion may result in a build up of toxic gases within the room, possibly with fatal results.

No assessment has been made as to the suitability of any of the flues for use.

A former fireplace has been removed from the room which is currently used as the Bathroom. The flue remains in situ. Any flue which is disused should be provided with ventilation at both top and bottom to reduce the risk of the formation of condensation within the flue. This flue is not ventilated at the lower end.

DAMPNESS

Random damp readings were taken around the property using an electrical moisture meter. Readings were taken at intervals around the perimeter of the rooms near floor level, and at intervals at higher levels. Where the walls are lined with plasterboard moisture measurements could not be taken on the actual wall surfaces.

Positive meter readings were recorded across the full height of the main walls within the basement area. No visible evidence of dampness in these walls is apparent. The source of the moisture appears to be condensation, but it is possible that penetrating dampness is also occurring. It is not possible to verify that the walls which are below ground level have been provided with adequate damp proofing to prevent lateral water penetration from the ground. However, the lack of very high moisture levels in these walls suggests that damp proofing in the form of 'tanking' has been provided.

No significant moisture readings were recorded at higher levels.

The degree of dampness found during the inspection is not likely to be problematical provided that normal levels of heating and ventilation are maintained. The moisture will evaporate away from the walls as quickly as it is absorbed.

Your Legal Advisers should be asked to ascertain the extent of any damp-proofing works which have been carried out in the past. There may be a current guarantee in respect of damp-proofing work. Such guarantees often have to be assigned to a new owner if they are to remain in force.

In practice it will be difficult to totally eradicate dampness from the solid walls. It may be necessary to remove some of the internal plaster finishes during any future damp-proofing works which may be necessary.

Condensation will always be likely to form on cool external walls, particularly in areas where air does not circulate freely within the rooms, such as behind large items of furniture and at the corners of the rooms. No visible evidence of condensation was noted on the internal surfaces of the external walls. Where condensation is present black mould often becomes established. No black mould was noted within the property.

Condensation can often be a problem for one occupier of a property and not for another. Condensation can usually be minimised by the careful control of heating and ventilation. The provision and regular use of mechanical ventilation in rooms where moisture is produced will tend to reduce the risk of high levels of water vapour in the air within the property, and this will minimise the risk of condensation.

Provided that normal levels of heating and ventilation are maintained it is likely that any moisture in the fabric of the property will evaporate away from the walls and floors as quickly as it is absorbed, and will not be problematical.

Dampness was recorded in the chimney which is accessible in the void off Bedroom Six, as previously described.

TIMBER DEFECTS

No timbers in the floor structures were accessible for inspection. It was not possible to verify that the timbers in these structures are free from wood-boring insect infestation and rot.

No evidence of wood-boring insect infestation or rot was noted in those parts of the roof structures which were readily accessible for inspection.

In view of the age of the property it is possible that some of the inaccessible

timbers in the floor and roof structures have been affected by wood-boring insect infestation, but this cannot be ascertained without opening up the structures.

Wet rot was noted in some of the window units, as previously described.

Your Legal Advisers should be asked to ascertain whether or not there is a current guarantee in respect of past timber treatment works. Any guarantee may have to be assigned to a new owner if it is to remain in force. The scope of any work which was carried out should also be ascertained.

SERVICES

No tests have been carried out on the service installations. Only significant defects and deficiencies readily apparent from a visual inspection have been reported. Compliance with regulations, adequacy of design, condition and efficiency can only be assessed as a result of specialist tests. I do not presume to be qualified to comment in detail on the various service installations, and accordingly make only general comments.

If more detailed information is required, or if any of the services are to be altered, I recommend that you seek the advice of a qualified electrical engineer, plumber, or heating engineer, as appropriate, prior to exchange of contracts for the purchase of the property.

Electrical installation

The property is provided with a mains supply of electricity. The meter and consumer unit are sited at high level, adjacent to the Cloakroom. The inspection was restricted to a visual assessment only.

The installation appears to consist of pvc insulated cables. The consumer units are fitted with modern miniature circuit breakers which provide a suitable level of protection against electrocution and fire.

The provision of lighting points and socket outlets is generally adequate.

The installation was not subjected to any test. A thorough inspection by a qualified electrical engineer at the present time may indicate that various

improvements are required, since the installation is unlikely to comply with all recent legislation. You are advised to obtain a detailed report on the installation from a qualified electrical engineer, and to budget for improvement works.

Gas installation

The property is not provided with a gas supply.

Heating installation

The property is provided with a central heating system of water filled radiators, served by the oil-fired boiler in the Conservatory. The boiler is a 'GRANT 110-140 MULTI-PASS' unit. This model of boiler has an efficiency rating of 85.4. Most modern condensing boilers have an efficiency rating of around 90.

The boiler discharges flue gases via a metal flue through the roof. The boiler requires an uninterrupted supply of fresh air from the outside, so the Conservatory must remain ventilated at all times. The boiler was in operation at the time of the inspection.

This model of boiler was first manufactured during 1998, and remains in production.

The date of the most recent service of the boiler was not verified. The vendor indicated that the work was carried out during June 2020. You should ask your Legal Advisers to obtain and verify this information. It is recommended that servicing is carried out by a qualified heating engineer at intervals not exceeding one year.

It was not possible to verify the efficacy of the heating system. The provision of radiators appears to be adequate. Thermostatic valves are fitted to most of the radiators. These valves provide a more efficient method of control of the heating system.

Fuel for the boiler is stored in an external oil tank which is sited at the east side of the Drawing Room. No defects were noted in the tank.

The tank also provides fuel for the oil-fired 'STANLEY' range cooker in the Kitchen. This appliance should be serviced by a qualified engineer at intervals

not exceeding one year.

Plumbing and sanitaryware

The property is provided with a mains water supply. There is no provision for the storage of cold water, which is provided to all outlets at mains pressure.

Hot water is stored in an insulated 'SADIA MEGAFLO' hot water cylinder which is sited in a cupboard on the first floor Landing. The cylinder has factory fitted insulation. Two electric immersion heaters are fitted to the cylinder. The cylinder is fitted with a cylinderstat. No defects were noted in the visible parts of the cylinder. The cylinder has a marked capacity of 250 litres.

The water supply is considered to be 'hard'. A hard water supply tends to cause a build up of crystallized salts within the pipework, and this would reduce the efficiency of the heat exchangers in the boiler and hot water cylinder.

The Kitchen is provided with two sink units and plumbing for a washing machine..

The Utility Room has a sink and plumbing for a washing machine and a dishwasher.

The Cloakroom is fitted with a low level WC.

The Bathroom is fitted with a bath, a shower cubicle, a WC and a lavatory basin.

The En Suite Shower Room to Bedroom One is fitted with a shower cubicle, a low level WC and a lavatory basin.

The En Suite Bathroom to Bedroom Two is fitted with a bath, a shower cubicle, a lavatory basin and a WC.

All of the sanitaryware is in a satisfactory condition.

Ventilation

A property requires sufficient ventilation to minimise the risk of a build up of

moisture levels which might result in the formation of condensation and the growth of unhealthy mould. This is usually achieved by the use of mechanical extractor fans in the rooms where moisture is produced, namely kitchens, shower rooms and bathrooms.

The Kitchen, the En Suite Shower Room to Bedroom One and the En Suite Bathroom to Bedroom Two are each provided with an extractor fan. No extractor fan is fitted in the Bathroom. A suitable extractor fan should be provided.

The provision and regular use of mechanical extraction will ensure that most water vapour is removed from the property before it can form condensation on cold surfaces, and lead to damage of the finishes and the growth of unhealthy mould.

Ideally fans in Shower Rooms and Bathrooms should be adjusted to operate for at least ten minutes after the light in the room is turned off, or alternatively fitted with a humidistat which will ensure automatic operation when humidity levels are high.

The Cloakroom has no natural ventilation to the external air. An extractor fan should be provided.

DRAINAGE

The inspection of the outside plumbing and drainage was limited to visible areas. No comment can be made as to the soundness of pipework or fittings which are not visible and you must recognise the risk of defects in such hidden areas.

In the absence of a test and report by a drainage testing contractor you must accept that there may be defects in those parts of the foul and storm water drainage installations which are covered up and cannot be inspected.

Foul drains

The property is apparently served by foul drainage to a nearby public sewer.

An inspection chamber was located in a gravelled area at the east side of the

Kitchen. The gravel is laid over a weed-proof membrane, which conceals the cover of the chamber. It was not practical to raise the cover. No internal inspection of the chamber was possible.

No evidence of a problem with the drains was noted.

Your Legal Advisers should be asked to verify the location of the public sewer, and to establish the extent of your liabilities with regard to maintenance of any part of the drains. Responsibility for maintenance of the drains may be shared up to the connection to the public sewer.

The soil and vent pipe on the east elevation is in a satisfactory condition.

Storm water drains

The storm water drains are not accessible for inspection, and it was therefore not possible to verify that they are free from obstructions. No evidence of problems with the storm water drains was noted.

It is likely that the storm water drains discharge to soakaways nearby.

GARAGE

The Garage has walls of pre-cast concrete panels, on a concrete base slab. The roof is of corrugated cement asbestos sheeting. Two metal up and over doors are provided.

Part of the roof is concealed by a dense growth of ivy. At the south side of the Garage the cement asbestos bargeboard is damaged. Please refer to the comments on asbestos containing materials elsewhere in this report.

No defects were noted in the wall panels. The large quantity of goods stored within the Garage prevented inspection of the floor slab.

Both up and over doors were found to operate in a normal manner.

EXTERNAL WORKS

The gardens are enclosed by a short section of brick wall between the house and the Garage, and by hedgerows elsewhere. The wall is in a satisfactory condition. An iron gate in the wall provides access to a paved area adjacent to the Conservatory. The paved area has a surface of stone slabs. The surface is satisfactory but the joints are open. Weeds may become established in the joints.

At the south side of the house there is a raised terrace of stone slabs, with steps down to the main garden area. A decorative stone balustrade is provided at the edge of the terrace and alongside the steps. The joints in the paving are open. No other defects were noted.

The main garden area slopes from east to west, and is largely laid to grass. The garden is terraced, with areas supported by timber retaining 'walls'. These timbers are no longer vertical, but have been displaced by pressure from the retained soils.

It is not possible to ascertain the ownership of the boundaries by site inspection. Your Legal Advisers should be asked to investigate this issue.

ASBESTOS CONTAINING MATERIALS

The roof sheeting on the Garage is of cement asbestos sheeting. The man-made slates on the roof coverings of the house may also include asbestos fibres. No evidence of the presence of asbestos containing materials was noted elsewhere in the property. It is possible that asbestos containing materials are present in concealed areas within the property.

The use of asbestos containing materials ceased in 1999.

Asbestos containing materials should not be cut, drilled or otherwise disturbed unless precautions are taken to collect and contain any small particles which may be released by the work. Fine particles which include asbestos fibres, if ingested or inhaled, may be extremely injurious to health. Whilst these materials remain intact and undamaged they are not likely to pose a significant risk to health.

JAPANESE KNOTWEED

The vendor has stated that a localised growth of Japanese Knotweed was found in the garden several years ago. This was around thirty metres from the house. A neighbour has reportedly been treating this growth with weedkiller for several years. There is no visible trace of this plant at present. Since the plant would usually be in a phase of full growth at this time of the year, it would seem that it has now been eradicated. This plant is an invasive species, which can cause damage to structures. It is generally considered to be a risk to a building if it is established within seven metres of that building. The garden should be checked for evidence of this plant on an annual basis.

SECURITY AND FIRE PROTECTION

The property is so situated that it is vulnerable to intruders. The local Crime Prevention Officer will be pleased to offer advice on additional security measures.

It would be prudent to provide a basic form of fire fighting equipment for immediate use in case of fire, pending the arrival of the Fire Service. The Fire Prevention Officer will be pleased to offer advice on all matters pertaining to fire prevention and fire fighting equipment.

Smoke alarms are provided on the ceilings of each storey level. These smoke alarms were not tested.

POINTS FOR ATTENTION OF YOUR LEGAL ADVISERS

The following points should be checked with your Legal Advisers to ensure retention of any rights or guarantees which should be reserved for you and to clarify any liabilities you might have to others.

1. The ownership of the walls, fences and boundaries, and clarification of the exact positions of the boundaries.
2. Rights for you to enter on to any of the adjoining land for the purposes of normal maintenance of any structures, walls or fences on or near the boundaries, and any similar or reciprocal rights which the adjoining owners might enjoy.

3. The validity of any guarantee in respect of timber treatment which has been carried out on the property. Such guarantees often need to be assigned to a new owner if they are to remain valid.
4. The validity of any guarantee in respect of damp-proofing work which has been carried out on the property. Such guarantees often need to be assigned to a new owner if they are to remain valid.
5. The details relating to the drainage system.
6. The details of the boiler service records.
7. The details of any restrictive planning conditions which may apply to the property.
8. Confirmation that the property is situated within an Area of Outstanding Natural Beauty and a Conservation Area.
9. Confirmation that the property is not designated as a Listed Building.
10. Whether or not the property has been affected by flooding in the past.
11. The details of any covenants which apply to the property.

These matters should ideally be clarified prior to exchange of contracts for the purchase of the property.

RECOMMENDED REMEDIAL WORK

The inspection has identified a number of items which require attention, and the important items are listed below:-

1. Additional thermal insulation is required within the roof voids. (See Roof Coverings and Structures).
2. The roof voids require cross-ventilation. (See Roof Coverings and Structures).
3. The disused flues require ventilation at both top and bottom. (See

Chimneys).

4. The pointing to the external walls requires repairs at low level. (See Main Walls).
5. The stone sills to the bays on the west elevation require repairs where cracked. (See Main Walls).
6. The door to the Rear Lobby and the adjacent window units require renewal. (See External Joinery).
7. The window units require repairs or replacement where damaged by wet rot. (See External Joinery).
8. The external decorations require attention. (See External Decorations).
9. The upper staircase requires a suitable handrail. (See Internal Joinery).
10. The lower staircase requires a balustrade and handrail. (See Internal Joinery).
11. A suitable supply of fresh air for combustion should be provided to any fireplace which is to be used. (See Fireplaces).
12. The electrical installation should be inspected by a qualified electrical engineer. (See Services).
13. The heating installation requires an inspection and service by a qualified heating engineer unless the vendor can provide documents indicating that such work was carried out during the past year. (See Services).
14. The Bathroom and Cloakroom should be provided with mechanical ventilation to the external air. (See Services).

The aforementioned should not be regarded as a comprehensive summary and it is necessary that you read this report in its entirety to take account of all the issues that have been raised.

GENERAL OPINION AND SUMMARY

This report provides a broad assessment of the property relative to other similar buildings of this age and type and in relation to modern construction techniques. Most of the deficiencies can be attributed to a combination of normal deterioration, inherent construction faults / inadequacies (by modern standards), and are likely to be present in many properties of this type.

Recommendations have been made throughout the report, where appropriate. You are advised to obtain competitive quotations from reputable contractors before Exchange of Contracts, so that you are fully aware of potential costs. On receipt of these and any advice from your Legal Advisers I would be pleased to advise you further.

Only when you have all this information before you, will you be fully equipped to make a reasoned and informed judgement as to whether or not to proceed. If you should exchange contracts without obtaining this information you would have to accept the risk that adverse factors might come to light.

Finally, it is hoped that the report presents a balanced appraisal and enables you to proceed but please contact me if necessary for clarification or further advice.

The property is, in broad terms, a typical example of its type and age, which has been provided with a generally adequate standard of maintenance in recent years.

The general standard of the property is satisfactory. So long as the works detailed in this report can be dealt with promptly, the property should continue to provide an adequate standard of accommodation in the future.

Obviously, a property of this age is not going to comply with all aspects of the latest Building Regulations. However, there is no statutory requirement to upgrade.

If any planned improvements or alterations are structural or involve rationalisation of drainage systems, for example, Building Regulation approval should be sought from the Local Authority.

LIMITATIONS

In making the report the following assumptions have been made.

1. That no alumina cement concrete or calcium chloride additive or other deleterious materials or techniques were used in the construction of the property.
2. That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown.
3. That no asbestos containing materials are present in the property, except as stated.
4. That the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by statutory notice and that neither the property nor its condition nor its use and nor its intended use is or will be unlawful.

The inspection has included those parts of the property which could be seen either from ground level or the window openings of the upper storeys, or from within, but has not included those parts of the property which are concealed, inaccessible, or unexposed and it is not, therefore, possible to report that any such part of the property is free from defects.

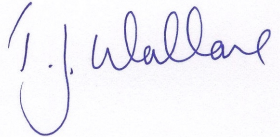
The interior has been viewed as fully as possible. No detailed inspection of the floor structures was possible, due to the difficulty of moving furniture and lifting flooring, but in this regard an additional visit can be made to inspect the floors if arrangements can be made for the flooring to be lifted.

As regards the service installations, (electricity, heating, hot and cold water, and drainage), inspection has been superficial only, and in the absence of specific tests no warranty as to their design, condition or efficiency can be made.

This report should be construed as a comment on the overall condition of the property, the quality of its structure, and not an inventory of every single defect, most of which would not significantly affect the value of the property.

This report is confidential to you for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting you in respect of that purpose, but it shall not be disclosed to any other persons.

No liability to any third party including professional advisers can be accepted for the whole or any parts of its contents. This report may not be reproduced in part or in whole or relied upon by third parties without the express written permission of the undersigned.



T.J. Wallace DipBS DipHI FRICS
18th September 2020

BUILDING SURVEYS OF RESIDENTIAL PROPERTY (LEVEL 3 SURVEYS) CONDITIONS OF ENGAGEMENT

Specific details of the contract

The terms on which I will undertake this service are set out below.

Based on the inspection as defined below, I am a Chartered Surveyor and I will provide you with a written report that describes my opinion of the visible condition and state of repair of the identified property. I will carry out my duties with the skill and care that can be reasonably expected from an experienced Chartered Surveyor.

Assumptions

Unless otherwise expressly agreed with me, while preparing the report I will assume that:

1. the property (if for sale) is offered with vacant possession
2. the property is connected to mains services with appropriate rights on a basis that is both known and acceptable to you; and
3. access to the property is as of right based on terms both known and acceptable to you.

Dangerous materials, contamination and environmental issues

I make no enquiries about contamination or other environmental dangers. If I suspect a problem, I will recommend further investigations.

I will assume that no harmful or dangerous materials have been used in the construction, and I do not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, I must report this and ask you for further instructions.

I do not carry out an asbestos inspection or act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, I assume there is a 'dutyholder' (as defined in the regulations), an asbestos register and an effective management plan all in place and none of these presents a significant risk to health or need any immediate payment. I do not consult the dutyholder.

I will note the presence of lead water supply pipes and give general advice if these materials can be seen. However, you must appreciate that materials are often concealed within the construction of the building. If I am concerned about lead pipes I can see, I may recommend a specialist inspection and report.

I will advise if the property is in an area where, based on information published by the Health Protection Agency, there is a risk of radon. In such cases, I will advise further tests to establish the precise radon level.

I will advise if there are transformer stations or overhead power lines that I can see during the normal course of the inspection. If present, I cannot assess any possible effect on health. For obvious reasons, I cannot report on any underground cables.

I will advise on any other hazards to health and safety which are identified during the course of the inspection of the property.

Consents, approvals and searches

I will assume that the property is not subject to any unusual or especially onerous restrictions or covenants, which apply to the structure or affect the reasonable enjoyment of the property.

I will assume that all building regulations, planning permissions and other consents required have been obtained. In the case of new buildings, alterations and extensions which require statutory consents or approvals, I will not verify whether these have been obtained but I will identify where these consents may have been required. You should ask your legal adviser to follow up on these matters. I will not inspect drawings and specifications unless you specifically ask.

I will assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by a statutory notice, and that neither the property, nor its condition, its use or its intended

use, is or will be unlawful.

Restriction on disclosure

The report is for your private and confidential use. You must not reproduce it completely or in part. Third parties (with the exception of your professional advisers) cannot use it without my express written authority. Any other persons rely on the report at their own risk.

As a RICS member I may be required to disclose the report to RICS Regulation as part of its work to ensure that RICS professional standards are being maintained.

Complaints

I shall do my very best to provide you with an excellent service. However, if you believe that you have cause for complaint, my company has a complaints procedure, a copy of which can be given to you on request.

Specific terms and conditions

General description of the Building Survey

This level of service is for people who are seeking a professional opinion about the condition of a property and is based on a detailed assessment. Therefore, my inspection is more extensive than for other levels of service and I will spend a considerable time at the property.

I will closely inspect all parts of the dwelling and I will assess the interdependence of the different parts of the structure, especially the way in which the roof, walls and floors act together.

Where I am concerned about a hidden problem or defect, I will try to identify these and explain the risk they pose and what action you should take. Recommendations for further investigations will usually be the exception.

This level of service will suit any domestic residential property in any condition, depending on the competence and experience of the practitioner.

A survey report is an expression of opinion as to the state of a building and the probability of defects being present, concealed, or to develop, following a non-invasive inspection that involves no opening up. There is much of the construction of a building that is concealed - hidden items cannot be established as being present or in a sound condition unless there is evidence of the consequence of failure visible at the time of the inspection.

The inspection

The extent of an inspection will depend on a range of specific circumstances (including health and safety considerations). The following critical aspects may help you distinguish this from inspections at other levels of service.

Windows

I will attempt to open all of the windows.

Roofs

I will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The Surveyor will follow the guidance given in Surveying Safely issued by the RICS in April 1991, which incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and stepladders issued by the Health and Safety Executive. Roof spaces

I will carry out an inspection of roof spaces that are not more than three metres above floor level using a ladder if it is safe and reasonable to do so. I may remove lightly secured access panels to roof spaces as long as the owner agrees, it does not take too much time, and it does not cause damage to the property and its finishes. I will enter the roof space and visually inspect the roof structure with particular attention paid to those parts vulnerable to deterioration and damage.

Although I will not move thermal insulation, I will lift small corners if I consider it safe so its thickness, type and

the nature of the underlying ceiling can be identified and assessed.

Where I have the permission of the owner, I will move a small number of lightweight possessions so a more thorough inspection can take place.

In recent years, the lofts of many homes have been insulated with thick layers of thermal insulation. Usually, it is not safe to move across this material and this may restrict what I can look at in the roof space.

Floors

I will closely inspect the surfaces of exposed floors and I will lift the corners of any loose and unfitted carpets and other floor coverings where practicable. I will assess all floors for excessive deflection and I will remove lightly fixed floorboards and access panels as long as the owner agrees, it does not take too much time, and it does not cause damage to the property and its finishes.

Where the boards are lifted, I will look in the space beneath by way of an inverted 'head and shoulder' inspection. If it is safe to do so, I will enter the under-floor area to carry out a more thorough inspection as long as the access panel is big enough, the space beneath the floor is deep enough, and it is safe to do so.

Furniture and occupiers' possessions

I will move lightweight, easily moveable, non-fitted items where practicable, safe and where the owner/occupier gives permission.

Services (for example, heating and hot and cold water)

I will not perform or comment on design calculations, or test the service installations or appliances but I will observe their normal operation in everyday use. This usually means:

- operating lights and extract fans
- turning on water taps, filling and emptying sinks, baths, bidets and basins, and flushing toilets to observe the performance of visible pipework
- lifting accessible inspection chamber covers (where it is safe to do so), identifying the nature of the connections and observing water flow where a water supply is available. On dry days, this may involve pouring water into open gullies so drainage layouts can be identified.

I will advise you that further tests and inspections will be required if the owner/occupier does not provide evidence of appropriate installation and/or maintenance, or the client requires assurance as to their condition, capability and safety.

The grounds

I will carry out a thorough visual inspection of the grounds, and, where necessary and appropriate, from adjoining public property. My assessment will include such external features as retaining walls, gardens, drives, paths, terraces, patios, steps, hard-standings, dropped kerbs, gates, trees, boundary walls, fences, non-permanent outbuildings, rights of way, and so on.

My inspection will also include the inside and outside of all permanent outbuildings not attached to the main dwelling. This includes garages, summer houses, substantial greenhouses, follies and leisure buildings, but not the leisure facilities inside, for example swimming pools, saunas, fitness gyms, and so on.

Specific defective features and other matters associated with the grounds can be costly to resolve and may affect your purchase decision. Consequently, I will fully account for these. Examples include assessing retaining walls in danger of collapsing, deeply sunken paths or driveways, dilapidated boundary walls or fences and the legal and insurance implications.

Photographs

I will take various photographs to record the condition of the property, subject to consent from the owner/agent as appropriate.

The Building Survey report

My report will reflect the thoroughness and detail of the investigation and I will:

- describe the form of construction and materials used for each part of the building in detail and outline their performance characteristics. This is especially important for older and historic buildings
- describe obvious defects and state the identifiable risk of those that may be hidden
- outline remedial options and, if I consider it to be significant, explain the likely consequences if the repairs are not done
- propose a timescale for the necessary work including recommendations for further investigation prior to commitment to purchase (only where appropriate and necessary)
- discuss future maintenance of the property and identify those elements that may result in more frequent and/or more costly maintenance and repairs than would normally be expected
- identify the nature of risks of the parts that have not been inspected.

I will also make it clear that you should obtain any further advice and quotations I recommend before you enter into a legal commitment to buy the property.

I will not provide estimates of costs in respect of the recommended repair or renovation works.

I will not provide a market valuation of the property nor an assessment of the reinstatement cost of the property for insurance purposes.

Generally

I will inspect as much of the surface area of the structure as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible.

I will identify any areas which would normally be inspected but which I was unable to inspect and indicate where I consider that access should be obtained or formed and, furthermore, I will advise on possible or probable defects based on evidence from what I have been able to see.

Flats

Unless otherwise agreed, I will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. I will state in my report any restrictions on accessibility to the common parts or visibility of the structure. I will state whether I have seen a copy of the lease and, if not, the assumptions as to repairing obligations on which I am working. The Client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance. (Many flats form part of large developments consisting of several blocks. In such cases the I will be inspecting only the one block in which the flat is situated.)

Fees and Expenses

The Client will pay the Surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

Restriction on Disclosure

The report is for your private and confidential use. You must not reproduce it completely or in part. Third parties (with the exception of your professional advisers) cannot use it without my express written authority. Any other persons rely on the report at their own risk.

As a RICS member I may be required to disclose the report to RICS Regulation as part of its work to ensure that RICS professional standards are being maintained.

NOTE

A survey report is not a guarantee - it is an opinion as to the state of the building following a non-invasive inspection.

This service is delivered in accordance with the Home Survey Standard (1st edition) RICS professional statement and is equivalent to level three. Details of the service, including a comparison with the level two service for inspection of residential property, can be viewed on my website at www.tjwallace.co.uk.

I do not pay a referral fee or equivalent to any party who may have recommended my services.

T.J. WALLACE FRICS is regulated by RICS for the provision of surveying services. This means I agree to uphold the RICS Rules of Conduct for Firms and all other applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is T.J. Wallace, 01235 832740