

REPORT
ON THE
CONSTRUCTION AND CONDITION
OF THE PROPERTY
known as

WANTAGE
OXFORDSHIRE
OX## ###

Inspected on behalf of:

Mr. #####

RG## ###

Date of inspection:

20th August 2007

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CHARTERED BUILDING SURVEYOR
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YOUR BUILDING SURVEY

IMPORTANT

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.

My aim has been to give you as much information as possible at this time to allow you to make up your mind, possibly 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.

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REPORT

ON THE CONSTRUCTION AND CONDITION OF

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WANTAGE

OXON.

OX12 ###

Surveyed by T.J. Wallace DipBS DipHI FRICS on Monday 20th August 2007.

INSTRUCTIONS

I am acting on instructions from Mr. #####, of #####, #####, #####, #####, Berkshire, RG8 ###, 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, gas 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.

There were the usual domestic items and effects in cupboards and wardrobes. Cupboards were not emptied during the inspection.

GENERAL DESCRIPTIONS

Throughout this report the elevation which is adjacent to the highway 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 two storey end-of-terrace dwelling, which reportedly dates from around 1900. A large two storey extension has been added on the east side, around 1980.

The main external walls of the property are brick faced, with solid walls to the original part and cavity walls to the extension. The property has a pitched roof which is covered with plain clay tiles. A small dormer is provided for the main bedroom within the extension.

Situation of property

The property stands near the centre of the village, beside a quiet street. The property is situated within the Lockinge Estate.

No enquiries have been made to establish whether or not this property is situated within a Conservation Area, but it is believed that it is not. You should ask your

Legal Advisers to seek and verify the relevant information as part of the usual searches. Your Legal Advisers should also be asked to check that the relevant statutory consents were obtained for the extension.

Information obtained from the internet indicates that this property is close to an area which is subject to flooding. It is unlikely that this property will be affected. The area in which the property stands is considered to be subject to subsidence. There is no evidence to indicate a problem of this nature with this property. The property is not in an area identified by the Health Protection Agency (HPA) as being at risk of contamination from 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 area around this property has been affected by historical land use.

No particular problems were noted during the time of the inspection, and if you require more detailed information you should ask your Legal Advisers to obtain a more detailed environmental report on this property.

Tenure

It is understood that the property is to be sold freehold with vacant possession, free from onerous restrictions or liabilities. A part of the garden is reportedly leasehold, being owned by the Lockinge Estate. Your Legal Advisers will provide all relevant details.

Services

Mains electricity and natural gas are provided to the property. A water supply is provided from the Lockinge Estate. A telephone service is connected subject to British Telecom regulations. The property is apparently served by foul drainage to a public sewer in the highway. Your Legal Advisers should be asked to obtain information on the drainage system.

ACCOMMODATION

At the time of the inspection the property was occupied and fully furnished. Most of the floors were covered.

The accommodation is as follows:-

Ground floor:	Entrance Hall Living Room Dining Room Study Kitchen Cloakroom
First floor:	Landing Bedroom One (over Dining Room) Bedroom Two (over Living Room) Bedroom Three (over Study) Bedroom Four (over Kitchen) Bathroom Shower Room
Outside:	Store

There is parking space for two or three vehicles on the driveway.

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 unsettled weather preceded the inspection, with significant rainfall during the preceding three weeks.

ROOF COVERINGS AND STRUCTURES

The roof slopes have been viewed using binoculars and have been inspected within the limits of a 3.6m ladder. Internal roof spaces have only been inspected where there are access hatches which are reasonably accessible. If this was not possible, this has been indicated.

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 various pitched slopes, all of which are covered with plain clay tiles. The small dormer to Bedroom Two has a tiled roof. The pitch of the roof slopes is steep.

Condition of pitched roof coverings

The tiles on the slopes of the pitched roofs are in a generally satisfactory condition, as seen from ground level, though a small number of tiles are either broken or missing. The affected sections of the roof are above Bedroom One and Bedroom Three. The damaged and missing tiles should be replaced without delay, to minimise the risk of water penetration which may lead to premature degradation of the roof timbers and ceilings. There are visible gaps between some of the ridge tiles. These tiles should be re-bedded in cement mortar to minimise the risk of water penetration. There is also a risk that these tiles may become dislodged during severe weather.

No significant deflection of the roof planes was noted. This suggests that the roof timbers are of adequate strength to support the applied loads.

The roof tiles on the original part of the roof are not fixed over sarking felt. Where tiles are damaged or missing there is a significant risk of water penetration. The tiles on the roof over the extension are fixed over lining felt. This felt will minimise the risk of water penetration, even where tiles may be missing. The pitch of the roof slopes is adequate to cause rain water to run off into the gutters.

The flashings at the junctions between roof slopes and the adjacent walls are formed in clay tiles with cement. This form of flashing is prone to damage resulting from thermal movement. Water penetration into fine cracks, followed by frost action, leads to further cracking. Lead flashings are a more durable alternative. At the present time these flashings are sound.

The timber bargeboards at the gables of the roof are in a satisfactory condition.

At the rear there is a valley gutter between the roofs over the Bathroom and Bedroom Two. This gutter is not readily visible, nor easily accessible without the use of long ladders. The gutter could not be inspected externally. It is likely that the gutter is lined with lead sheeting. The rainwater outlet should be checked at least once per annum and cleared of any obstructions. Water retained in the gutter could penetrate the roof, causing damage to the roof timbers and ceilings. There is no internal evidence of a problem in this area at the present time. You are advised to arrange for this gutter to be inspected.

No defects were noted in the dormer or its roof covering.

Roof voids and structures

The two voids within the main pitched roof are accessible via hatches in the ceilings of Bedroom Three and Bedroom Four.

The hatch above Bedroom Three gives access to the void within the roof over the extension. No ladder is fitted at the hatch. The void was found to be largely filled with stored goods, which were stacked close to the hatch. A limited inspection was carried out from the hatch.

The roof structure is of traditionally framed construction, with the rafters supported by the main walls, and with purlins on each roof slope. The roof structure is of adequate strength to support the applied loads.

The tiles are fixed over sarking felt, and the tiles and battens are not accessible for inspection from within the void. No significant defects were noted.

The hatch above Bedroom Four gives access to the void within the original roof. No ladder is fitted at the hatch. Part of the void is boarded for storage.

The roof structure is of traditionally framed construction, with the rafters supported by the main walls, and with purlins on each roof slope. The roof structure is of adequate strength to support the applied loads.

The tiles are not fixed over sarking felt, and the tiles and battens are accessible for inspection from within the void. No significant defects were noted. The tiles are secured by wooden pegs. When these pegs degrade and snap the tiles will slide down the roof, leaving a gap where water penetration is likely. It will be necessary to replace small numbers of tiles from time to time.

No evidence of significant water penetration was noted in those sections of the roof timbers which were readily accessible in either of the roof voids. The timbers close to the eaves of the roof could not be readily examined.

The roof timbers were examined, where accessible, for damage arising from wood boring insect infestation and rot. The findings are set out elsewhere in this report.

Thermal insulation

The level ceilings within the roof voids appear to be covered by a layer of mineral fibre insulation, which has an average thickness of 100mm. This is less than the amount required in new dwellings to satisfy modern Building Regulations. You should consider the provision of additional thermal insulation across the whole of the roof voids.

Cross-ventilation

It is necessary to ensure that a sufficient flow of air exists through the 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, and should not be obstructed. There is no provision for cross-ventilation of the main roof voids in the form of vents at the eaves, but at present there is an adequate flow of air through the gaps under the roof tiles on the original roof. However, the void within the roof over the extension is not adequately ventilated. If the original roof slopes are to be re-covered at some time in the future it will be necessary to ensure that adequate cross-ventilation is provided to minimise the

risk of a build up of moisture within the void.

Vermin, birds, insects, etc.

No evidence of the presence of birds was noted within the accessible sections of the roof void.

No evidence of the presence of bats was noted. Bats are a protected species and since they are unlikely to cause damage should be left alone if found in the roof void at a future date. Advice on the subject of bats can be obtained from English Nature. Should any repairs or woodworm or rot prevention treatment be necessary where bats are present English Nature should be consulted for advice on necessary protective measures.

Evidence was seen to indicate that vermin have been present within the roof voids. Vermin often gnaw the insulation on electrical cables and such damage can lead to shorting of the cables and subsequent fire damage. No damage was noted on the accessible parts of the electrical installation, but parts of the installation were not accessible for inspection and may be damaged. Precautions should be taken to prevent entry by vermin.

CHIMNEYS

Externally

The property is provided with a single chimney stack, which is shared with the attached property. The chimney is located at the ridge of the roof, on the party wall. The chimney is of brick construction.

The brickwork of the chimney stack is currently in a generally satisfactory condition, as seen from ground level. The lead flashings to the roof slopes appear to be satisfactory. There is no internal evidence to indicate a problem at the flashings.

Close inspection of the chimney, when access is available to the roof, may reveal minor defects which are not apparent from ground level.

Any maintenance work on the chimney should be carried out with the approval and co-operation of the owner of the attached property.

Internally

Within the roof void the masonry of the chimney stacks is sound. The brickwork was found to be slightly damp. This is the result of water penetration into the masonry above the level of the roof. No other significant defects were noted.

RAINWATER GOODS

Gutters have been inspected within the limits of a 3.6m ladder.

The main roof slopes are provided with gutters and downpipes which consist primarily of plastic sections. Sections of original cast iron downpipes remain. No evidence of leaks was noted in the gutters.

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

It was not possible to verify the outfall of the storm water drains, which may be to soakaways nearby.

MAIN WALLS

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.

There is no evidence of significant structural movement which would indicate weakness in the foundations.

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.

The original external walls are of solid brick. The walls of the extension are of cavity construction, faced externally with brick. No significant defects were noted in the brickwork. A small area of the wall at the south east corner of the Dining Room displays worn external pointing. Minor repair is required.

There is a small vertical crack above the window to the Dining Room. This crack is not of recent origin. It is probable that it is the result of minor thermal movement. It is of no structural significance.

Damp proof course

There is no visible damp proof course in the original main walls. It is likely that the walls were constructed without the benefit of a damp proof course. The walls of the extension are provided with a damp proof course, which is visible around the perimeter. The external ground is close to the level of the damp proof course along part of the rear of the property, and there is a risk of rising dampness.

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 the original external walls, and no insulation material would have been provided to these walls at the time of construction. The walls will be subject to

high rates of heat loss.

The cavity walls of the extension were most probably provided with insulation at the time of construction. This cannot be verified without opening up the walls. Such work is beyond the scope of this report.

EXTERNAL JOINERY

External doors

The front entrance door is a solid timber door, which is hung in a timber frame. The door and frame are in a satisfactory condition.

The back door from the Kitchen is a half glazed timber door which is hung in a timber frame. The door is double glazed with toughened safety glass. The door and frame are in a satisfactory condition.

The doors from the Living Room to the garden are a pair of fully glazed timber doors, in a timber frame. The doors are double glazed with toughened safety glass. The doors and frame are in a satisfactory condition.

Window units

The windows are timber casement units, with double glazing. All are serviceable.

It is not uncommon for the seals in 'sealed' glazing units to fail, allowing condensation to form within the unit. You should expect the seals on glazing units to fail from time to time.

EXTERNAL DECORATIONS

The external decorations are generally satisfactory.

CEILINGS

The ceilings are a mixture of lath and plaster and plasterboard. No significant repairs are required at the present time.

INTERNAL WALLS

The internal walls are primarily of solid construction throughout. Parts of the walls at first floor level are of timber framing with a covering of plasterboard.

Where the wall surfaces were visible, no significant defects were noted in the wall finishes.

The wall tiling, where provided, is satisfactory.

FLOORS

Ground floors

The ground floors are of solid construction. The floor of the Dining Room is finished with wood block flooring. Many of the blocks are loose. The Kitchen floor is covered with vinyl sheeting. All other floors are concealed by fitted carpets.

A close inspection of the floor surfaces was not practical. No evidence of significant defects was noted.

It was not possible to verify that the floors are adequately protected from moisture rising from the ground, though no evidence of such defects was noted in the accessible parts of the floors.

Upper floors

The upper floors are of suspended timber construction, with timber boarding and chipboard flooring on timber joists. At the time of the inspection all were covered with fitted carpets which prevented detailed examination of the floor

surfaces and structures. No evidence of significant defects was noted, though small areas creak under load. Additional fixings may remedy this. No floorboards were lifted.

INTERNAL JOINERY

The internal doors are all in a serviceable condition.

The fitted cupboards are all in a serviceable condition. The timber skirtings and architraves are serviceable throughout.

The kitchen units in the Kitchen are in a generally serviceable condition, though one of the cupboard doors at high level is not attached by hinges. None of the fitted appliances was examined as part of the inspection.

The staircase from the ground floor to the first floor is a timber flight which is covered by a fitted carpet. No significant weaknesses were noted in the flight. The soffit of the flight is lined, and the structure is not accessible for inspection. At the top of the flight there is a small landing with a single additional step in each of three directions. This part of the staircase should be used with care.

INTERNAL DECORATIONS

Parts of the internal surfaces were concealed by furniture and effects and could not be inspected. Where visible, the internal decorations are generally fair throughout. It is likely that when the property is completely cleared of furniture and effects various minor marks and defects will become apparent. You should budget for at least partial redecoration.

FIREPLACE

Normally flues to fireplaces should be swept prior to occupation. It is usually not possible to indicate the condition of flues or the presence of flue liners. No assumption has been made as to the practicability of using the fireplaces.

A fireplace is provided in the Dining Room. The fireplace has a tiled surround

and a hearth of stone slabs. A gas fire with boiler is fitted at the fireplace, and the flue is not accessible for inspection. Fresh air for combustion at the boiler is provided via a vent in the opposite wall. This vent must remain unobstructed at all times. Any obstruction to the supply of fresh air could result in the production of part-burnt flue gases within the room. This could have fatal consequences. No significant defects were noted in the fireplace.

The former fireplace in Bedroom One has been sealed, and the disused flue is vented. A disused flue requires ventilation at both upper and lower ends to minimise the risk of condensation within the flue.

DAMPNESS

Random damp readings were taken around the property using an electrical moisture meter. Readings were taken at intervals around the perimeter of the ground floor rooms near floor level, and at intervals at higher levels on both ground and upper storeys, where the walls were not obstructed by furniture and fittings.

Dampness was recorded at low level in the original part of the property. The evidence indicates that the walls are subject to rising dampness. The dampness has not been sufficient to damage the decorations and finishes, and provided that normal levels of heating and ventilation are maintained it is unlikely that it will be problematical. This level of dampness is not unusual in a property of this type and age.

Dampness was also recorded in the chimney stack within the roof void. This is indicative of water penetration above the level of the roof, and is not uncommon in properties of this type and age.

There is a risk of condensation on the solid external walls. The provision and regular use of mechanical ventilation in the Kitchen and Bathroom would tend to reduce the risk of high levels of water vapour in the air within the property, and this would minimise the risk of condensation.

TIMBER DEFECTS

The timbers within the roof voids were inspected where readily accessible. None of the floor timbers were accessible for inspection.

No significant timber defects were noted in the readily accessible timbers within the roof voids. No evidence of dry rot, wet rot or active wood-boring insect infestation was seen. Evidence of past minor insect infestation was noted in the original part of the roof structure. It is likely that the roof timbers have been treated in the past, and that there is a current guarantee in respect of such work. Your Legal Advisers should be asked to investigate this issue. Any guarantee may need to be assigned to a new owner if it is to remain in force.

It is possible that some of the timbers in the floor structures and in the inaccessible sections of the roof structure have been affected by wood-boring insect infestation, but any damage is not likely to be extensive. The ends of the timber floor joists, where built into the solid external walls, may have been exposed to high levels of moisture. There is no evidence of weakness in these areas.

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 is located in an external cabinet near the back door. The consumer unit is located in the Kitchen, above the back door. The inspection was restricted to a visual

assessment only.

The installation appears to consist of pvc insulated cables, and is apparently in a generally serviceable condition. The consumer unit is fitted with cartridge fuse links. Modern miniature circuit breakers will react more rapidly to any defect in the installation, and you should consider upgrading the consumer unit. The provision of lighting points and socket outlets is adequate.

The installation was not subjected to any test, but no apparent hazards to safety were noted. A thorough inspection by a qualified electrical engineer at the present time will indicate that minor improvements are required, since the installation does not fully comply with all recent legislation.

Gas installation

The property has a mains supply of natural gas. The meter is situated in an external cabinet on the front elevation. The supply serves the central heating boiler in the Dining Room and the cooker point in the Kitchen. The installation was not subjected to any test.

Heating installation

The property is provided with a central heating system of water filled radiators, served by the gas fired boiler in the Dining Room.

The boiler is a 'BAXI BERMUDA 552' unit, which discharges flue gases to the adjacent chimney. It was not possible to verify the date of the most recent service of the boiler, but the vendor indicated that this was in March 2007. Your Legal Advisers should be asked to obtain and verify the boiler service records. Servicing should be carried out by a C.O.R.G.I. registered engineer at intervals not exceeding one year, and so you should arrange for this work to be carried out without delay if the enquiries indicate that it is now due.

The boiler was not examined, but appeared to be operating normally during the time of the inspection. Fresh air for combustion is provided via a vent in the external wall on the opposite side of the room. This vent must remain unobstructed.

It is not possible to comment on the efficacy of the heating system. The provision of radiators appears to be adequate. Some of the radiators are fitted with thermostatic valves.

The plastic central heating expansion tank in the roof void is in a satisfactory condition. The tank is poorly insulated, and is vulnerable to frost.

Plumbing and sanitaryware

The property is provided with a mains water supply.

The cold water storage cistern in the roof void is a plastic unit, which is in a satisfactory condition. This cistern is poorly insulated, and is vulnerable to frost. The hot water cylinder in a cupboard in Bedroom One is a foam insulated unit. No significant defects were noted. It is likely that the cylinder contains a significant build up of scale, deposited from the hard water supply. Scale is an effective insulator, which reduces the efficiency of the heat exchanger within the cylinder.

The Kitchen is provided with a sink unit and with plumbing for a dishwasher.

The Bathroom is provided with a pedestal lavatory basin, a low level WC and a panelled plastic bath. The overflow pipe from the WC is broken externally.

The Shower Room is provided with a shower tray in a tiled cubicle. There is no shower screen, and no provision for a shower curtain. There is a risk that the floor will become saturated by water spilling from the shower.

The Cloakroom is provided with a low level WC and a wall mounted lavatory basin.

All of the sanitaryware is in a serviceable condition throughout.

Ventilation

No provision is made for mechanical ventilation in the Bathroom or Kitchen. The provision and regular use of such facilities 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.

The Shower Room is provided with an extractor fan. It is important to ensure that this is kept in regular use since the room has no natural ventilation.

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 public sewer. The drainage may be shared. You should ask your Legal Advisers to obtain full details of the drainage system, and to establish the extent of your liability with regard to maintenance of the drains.

There are two visible inspection chambers, at the rear of the property.

The cover near the back door was lifted, and the chamber was seen to be in a satisfactory condition. The frame of the cover near the rear of the Living Room was found to be loose. The chamber was found to be in a satisfactory condition, internally.

No evidence of recent problems with the drains was noted.

The waste from the dishwasher is connected to the waste pipe from the Kitchen sink in an unorthodox fashion. A proper connection should be made.

A drain from the external Store, which serves a washing machine, discharges to a storm water gully to the rear of the Kitchen. This arrangement is not usually approved by the local authority.

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. In the event of a blockage in these drains it may be necessary to excavate to expose the affected section of drain.

EXTERNAL WORKS

The gardens of the property are enclosed by a stone retaining wall to the front, and by timber fencing and hedgerows to the sides and rear.

There are areas of loose pointing in the stone wall, and sections of the brick coping are crumbling where damaged by frost. Repairs to this wall may be expensive, since matching materials will be required.

There are retaining walls at either side of the driveway, and also across the front of the Study. The stone walls are in fair condition, but the brick copings are damaged by frost. Repairs are required. In front of the Study there is a crack in the wall which is the result of thermal movement.

The driveway is finished with loose gravel. The surface is satisfactory. At the rear of the house there is a small area of concrete paving, and a further area of pre-cast concrete paving near the Store. The pre-cast concrete slabs are uneven, and the surface could be hazardous. Repairs are required.

The timber fences are satisfactory, where not concealed by the dense hedgerows. There is a gate in the rear boundary fence which provides pedestrian access to a lane at the rear. Your Legal Advisers should be asked to confirm that there is an established right of way through this gate.

Your Legal Advisers should be asked to verify the positions of the boundaries, and to investigate the details relating to their ownership.

There are a number of mature trees on an adjacent site, close to the eastern side of the extension. There is no evidence to indicate that the roots of these trees have caused damage to the foundations of the property.

STORE

The Store is a detached structure which stands to the rear of the Kitchen. The walls are of solid brick construction, under a pitched roof which is covered with plain clay tiles. The rainwater goods are of plastic sections. The window and door are of softwood.

There are a number of broken tiles on the roof, and some of the ridge tiles are loose. Repairs are required. The brick walls were found to be damp. The concrete floor is satisfactory, where not concealed by stored items. An electricity supply is provided, and there is plumbing for a washing machine.

SECURITY AND FIRE PROTECTION

The property is so situated that it is vulnerable to intruders, particularly from the rear. 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.

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 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 any 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 any 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 of any planning conditions which may apply.
6. The details of the statutory consents for the extension.
7. The details of the boiler service records.
8. The details relating to the section of the garden which is leasehold.

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. The damaged and missing roof tiles should be replaced. (See Roof Covering and Structures).
2. The Kitchen and Bathroom should be provided with mechanical ventilation to the external air. (See Services).
3. The patio requires repair. (See External Works).
4. The roof of the Store requires minor repairs. (See Store).

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, which has been provided with a generally adequate standard of maintenance in recent years. No significant structural defects were found which were unusual for a property of this type and age, and the general standard of the property is satisfactory.

Provided that 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 and that there are no serious defects in the state of any wall ties or cladding fixings.
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 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 externally, 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 but furniture, floor coverings and effects limited access. No detailed inspection of the floor structures was possible, except where stated, due to the difficulty of lifting flooring and moving of furniture and effects, 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, gas, 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

20th August 2007