

DATE...

BUILDING SURVEY REPORT

ON

*ADDRESS
ADDRESS
ADDRESS*

ON BEHALF OF

CUSTOMER NAME

PREPARED BY:

SURVEYING FIRM AND ADDRESS

REPORT

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This report has been prepared by *SURVEYING FIRM/COMPANY NAME*
Registered Office: *COMPANY ADDRESS*

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1 INTRODUCTION

- 1.1 In accordance with instructions received from *CUSTOMER NAME(S)*, we have inspected the subject property known as *ADDRESS*, for the purpose of reporting to you on the general condition and state of repair pursuant to your proposal to purchase the freehold interest in the property.
- 1.2 Our inspection was completed on *DATE* at which time weather conditions were dry and overcast.
- 1.3 Please note that all references in this report to left, right, front or rear are described when standing within the property facing the frontage onto Newburgh Road.
- 1.4 We have carried out a visual inspection internally and externally and have gained access to those parts of the property where it is safe or reasonably possible to do so. We have not inspected any part of the property that is concealed or inaccessible and are therefore unable to report that such areas are free from defect. Our Standard Limitations upon Building Surveys are attached to this report within Appendix 2.
- 1.5 We have prepared a Photographic Schedule and this is attached to this report as Appendix 1.
- 1.6 It is to be stressed that it is not the intention of this report to enumerate each and every item of defect evident but rather to identify those defects and matters of significance that we feel should be considered prior to the purchase of the property.
- 1.7 We have not undertaken to assess the structural design of the building or any elements thereof but to provide comment upon matters of concern that are considered to require further investigation noted during our inspection. Should you wish a detailed structural appraisal of the premises to be undertaken we would recommend that you engage a structural engineer to advise in this respect and would be happy to provide you with contact details for such an engineer if required.
- 1.8 Please note that this Building Survey is for the benefit of the client only and should not be reproduced in whole or part without the permission of a Partner of Urban Green. It shall not be relied upon by any third party without written consent of the author/s and any third party relying upon any part of this report does so entirely at their own risk.

2 SITUATION AND DESCRIPTION

2.1 *PROPERTY ADDRESS* is a detached house that was originally constructed around 105 years ago. The property provides living accommodation on two floors. The property has been altered from its original construction with the addition of a single storey rear extension. There are garden areas to the front and rear of the house. There are no garage facilities but there is off street parking to the front of the site. A residents' parking system is in operation along Newburgh Road.

2.2 *STREET NAME* forms part of an established and popular residential area of mainly similar age and design properties. It is conveniently located within a short distance of local shops, restaurants etc in Acton. Bus routes, the London Underground system and Mainline rail links are easily accessible.

2.3 You will no doubt have satisfied yourself as to the suitability of the location with regard to your particular requirements.

2.4 It is not our intention to advise as to the layout and suitability of the accommodation, as you have no doubt visited the property and verified that it meets with your requirements. Details are given for identification purposes only.

Ground Floor - Entrance hall, three reception rooms, kitchen, cloakroom.

First Floor - Four bedrooms, bathroom, WC.

Outside - Front and rear garden areas, garden room.

2.5 We understand the property is to be Freehold with the benefit of full vacant possession and will be free of tenancies on completion. This should be verified by the usual legal enquiries.

3.1 **EXTERIOR**

3.1.1 **ROOF COVERINGS**

Due to access and site restrictions, roof areas were viewed from external ground level with the aid of binoculars or where possible from upper floor windows. Due to the height of the building and the proximity of adjacent properties, our inspection of the roof was restricted, in particular to the side elevations, the roof covering to the rear addition and first floor canopies.

The main roof to the property comprises a traditional pitched design with a gabled front end and with plain cement tiles over. The gabled front end is rendered and painted. To the top of the roof is a crown, which could not be viewed from the ground but is likely to be covered with bituminised felt or similar. Where ridge tiles are in place, they are bedded in mortar. The two storey rear addition has a flat roof over, the covering of which could not be inspected from the ground but is likely to be of either asphalt or bituminised felt. Some copings appear to be missing.

To the front of the property at first floor level is a small window projection, with a covering of painted lead or similar, although again, this could not be clearly viewed. At ground floor level is a storm porch, with a pitched timber roof over covered with overlapping tiles. At the junction of the roof covering and the front elevation is a mortar fillet.

To the rear of the property is a second first floor projection, which again could not be inspected from ground level and is likely to have a covering of lead or similar. From the inspection that was possible, the flashings appear to be lifting. The garden room has a mono pitched covering with interlocking cement tiles over, with mortar flashings.

Roof tiles have weathered, with some slipped and broken – there is debris in the valleys to the gabled front end – and with others laminating. Moss and algae is forming in localised areas. Roof tiles of this type do have a limited life and ongoing maintenance should be expected and budgeted for. Periodic inspections of the roof to the rear addition and first floor projections and crown should be carried out to ensure any defects are identified quickly and can be remedied before there is any failure. Flat roof areas have a limited life – typically 15 to 20 years – and are prone to either sudden failure, or seepage over a period of time which can lead to rotting of the timber decking beneath, with as a consequence more extensive and costly repairs being necessary.

Please note that repairs to roof areas and other high level elements will usually require the use of scaffolding. This will significantly increase repair costs and must be allowed for in any quotations for works.

3.1.2 CHIMNEYS AND FLUES

There are two chimney stacks to the left hand side of the property with a further two flues to the right hand side. Only a limited inspection was possible due to site restrictions and the height of the building.

The stacks are constructed from facing brickwork. Pots are in place, but it was not possible to inspect the flashings. Flashings at the junction of the stacks and roof coverings are of lead and mortar, but again, only a limited inspection was possible. Brickwork has weathered and there are open mortar joints where pointing has weathered which can be attended to as part of a programme of planned maintenance, with the chimneys being inspected and maintained at the same time as roof coverings.

Where fireplaces inside the property are not being used or have been blocked off, the flues should be tested before any attempted use. If fireplaces are to be blocked off, the stacks must be vented.

3.1.3 RAINWATER GOODS

Rainwater from roof slopes is harvested via U-profile and box profile UPVC and cast iron gutters, discharging into UPVC and cast iron down pipes situated upon the front and rear elevations. Soil stacks are in cast iron.

At the time of the inspection weather conditions were dry, and it is therefore not possible to comment upon specific defects to the rainwater goods. It is recommended guttering be observed during heavy rainfall, in order that any defects can be readily identified. Regular cleaning of guttering and re-alignment as necessary is recommended to reduce the opportunity for blockages and overspill, which can result in damp penetration. This is particularly pertinent where the house is constructed predominantly in solid masonry and there are trees close by. Cast iron rainwater goods require regular maintenance where they are prone to rusting, which can lead to seepage and eventual failure.

There is visible rusting to cast iron downpipes. When guttering is overhauled, it may be necessary to replace sections of fascia boarding. The downpipes to the rear of the property appear too small to cope with any substantial discharge from the roof coverings. The end section of guttering to the two storey rear addition has been repaired temporarily with a section of roofing felt.

Due to the visible appearance of rainwater goods, comprehensive overhauling should be budgeted for.

3.1.4 EXTERNAL WALLS

External walls to the property are constructed predominantly in solid brick masonry, with sections pebble dash rendered and painted and window reveals rendered and painted. To the base of some elevations is a mortar plinth and some provision for sub floor ventilation. Window cills are predominantly of stone and tile.

It was not possible to carry out a detailed inspection of the left hand side elevation due to site restrictions. The inspection that was possible showed the side elevation to be constructed in facing brickwork. An air brick to the rear of the elevation appears to have been sealed, and external ground levels appear high in relation to the top of the mortar plinth and sub floor air vents.

It is likely the garden room is of single skin brick construction, which is not suitable for habitation as damp penetration will result and there will be poor insulation qualities.

Where inspection was possible, there is localised damage to brickwork, with impact damage, frost damage, damage where services have been moved or removed and openings have been changed. There is also staining to the side elevation where a defective overflow has caused a section of brickwork to become saturated. This should be attended to as a matter of urgency. Pointing has weathered in localised areas and ongoing maintenance should be budgeted for. The mortar plinth is breaking up in localised areas where it has weathered. Rendering requires attention where there is cracking. This type of rendering is prone to losing its key with the brickwork beneath, becoming porous, cracking and breaking away.

Window cills have suffered from frost damage and can be repaired during the course of planned maintenance. With regards sub floor ventilation, it is important air vents are kept clear of obstructions.

It was possible to see from the inspection minor undulation to brick courses and some displacement of brickwork. This is likely to be the result of historic and differential movement. This is particularly apparent to the front bay and rear elevations where there have been localised repairs carried out to the pointing. There was no evidence of any ongoing or progressive movement to the main structure to cause concern. The brick storm porch to the front of the house is settling away from the property, probably the result of a lack of foundations, and will require at least partial rebuilding. Brickwork to the storm porch is particularly poor.

Ongoing maintenance should be budgeted for, where pointing and rendering will weather further and if not attended to, further damp penetration will result.

There is a satellite dish attached to the side elevation which should be checked periodically to ensure the fittings are secure.

At the time the house was constructed it was fairly standard practice for brick footings to be constructed which are often found to be inferior to the ballast concrete type of foundation now commonly used, not least because the footings tend to be at a shallower depth, particularly to window bays. Consequently older buildings can be more susceptible to structural movement because of foundation failure and therefore it is always very important to maintain adequate buildings insurance cover.

Where there is evidence of previous movement to the property, it would be prudent to maintain the existing insurance cover to ensure there is continuity in the event of any future claim.

3.1.5 DAMP PROOF COURSES AND MEMBRANES

Any original damp proof course incorporated within the walls of property is concealed by rendering, the mortar plinth, and plastered linings internally. It was fairly standard practice for buildings of this age to be constructed with a damp proof course of slate material although it is often found that the damp proof course will fail with age necessitating remedial work. You should make enquiries of the vendor to establish whether any documentation or guarantees exist in respect of any previous damp proofing. The rear extension is likely to have a damp proof course of bituminised felt.

Inside the house we did carry out tests with an electronic moisture meter to accessible wall surfaces throughout the accommodation although you will appreciate that some wall areas could not be reached for testing because of concealment behind items such as radiators, cupboards etc. The inspection revealed evidence of significant damp throughout.

At ground floor level, staining to decorations and raised damp meter readings were noted to most external elevations, likely to be the result of an ineffective damp proof course, defective rainwater goods, poor pointing and defective window frames. Significant damp was noted to the walls to the rear reception room, the result of the leaking overflow being neglected, and also condensation.

The garden room is a poor quality construction with damp penetrating through the side elevation, insufficient sub floor ventilation and as a consequence a severely rotten floor.

At first floor level, raised damp meter readings were noted in localised areas, mainly due to localised defective pointing, defective rainwater goods, rotting window frames and condensation.

Due to the incidence of damp and obvious attack to timbers, it is recommended a specialist report be obtained in respect of damp and timber infestation prior to purchase and it would be prudent to treat timbers against further infestation and attack whilst floors etc are relatively accessible.

Remedial works are likely to include the lowering of external ground levels, increasing sub floor ventilation, the installation of a chemical damp proof course re-plastering internally and the treatment of internal timbers where there is evidence of rot and beetle attack.

Due to the poor quality of construction and the level of deterioration to timbers, it is recommended the garden room be removed.

With suspended timber floors it is particularly important for the sub-floor to be adequately ventilated to ensure a through flow of air to prevent condensation. It is important for air vents to be kept clear of soil and other debris. Condensation and humidity create conditions conducive to timber decay within floor structures.

3.1.6 WINDOWS, DOORS AND EXTERNAL JOINERY

Windows to the property consist of single glazed timber framed casement and sash units, and aluminium framed double glazed casement units.

The double glazed units to the rear of the property will require future maintenance where seals to this type of unit are prone to failing which can lead to misting of the glazing panels.

The timber framed single glazed units require comprehensive overhauling, where localised rot has developed where paintwork has failed, and sash cords have rotted. If timber frames are not repaired, damp penetration will occur and total replacement of windows will be required. Replacement windows require building regulation approval.

The main entrance door is a painted part glazed timber unit with security locks fitted, and glazed lights to either side. The door is in poor decorative order and in need of painting/overhauling.

Leading from the kitchen into the rear garden is an aluminium framed double glazed door. This was locked at the time of the inspection.

Leading from the garden room are aluminium framed sliding doors which again were locked at the time of the inspection. These are older style doors, and the glass panes are not marked as having safe breakage characteristics.

Other items of external timber-work are minimal. Fascias are weathering and rotting where paintwork has cracking and peeling, and will require attention when gutters are overhauled. No comment can be passed on those external timbers which are concealed.

3.1.7 EXTERNAL DECORATIONS

External decorations are overdue, with paintwork cracking and peeling, and external timbers as a consequence deteriorating. It is very important for regular redecoration to be undertaken in order to protect the fabric and joinery in particular will be prone to further serious decay if left exposed to the elements.

It is important for all joinery to be carefully checked, and repaired as necessary, as part of all future schemes of redecoration.

SAMPLE

3.2 **INTERIOR**

3.2.1 **ROOF SPACE / STRUCTURE**

The main roof structure is accessed via a ceiling hatch above the first floor landing. The inspection confirmed a timber purlin and rafter structure, with no lining to the roof tiles. It is recommended a lining of sarking felt or similar be added when the roof is overhauled or roof tiles are replaced. There is evidence of staining to timbers, the result of condensation and previous leakage. The roof space is lagged, but insulation has been laid unevenly. The water tank within the roof space is insulated and covered.

3.2.2 **INTERNAL LOADBEARING WALLS/STRUCTURE**

In buildings of this age it is often found that most, if not all, of the internal walls may well have some form of load bearing purpose albeit not all will be main structural elements. The structure internally has not been altered significantly from its original design, although the garden room has been added. Solicitors' enquiries should confirm the required building and planning approvals were obtained in respect of these works. If in future walls are to be removed, it is strongly advised a structural engineer be employed, and the appropriate building and planning approvals are obtained.

There is evidence of historic movement to the property in general, with some distortion to brick courses, unevenness to floors, cracking to plasterwork and minor distortion to door and window openings. This is considered to be historic and non progressive.

In a building of this age it cannot be assumed that door and window openings are provided with adequate lintels to support the masonry above. It might be necessary to provide these at a later date, especially if replacement units are fitted.

3.2.3 **CEILINGS**

Ceilings throughout the house appear to consist predominantly of lathe and plaster and plaster and plaster board construction with decorative finishes over, including mouldings. Finishes are generally dated and poor with cracking visible. Re-

plastering when the property is next decorated internally should be budgeted for. This can be expensive. Some ceilings have polystyrene tiles attached. These give off potentially lethal fumes in the event of fire and it may be prudent to remove them.

Lathe and plaster is a heavy material and can be dangerous if it becomes live. It should be checked periodically.

3.2.4 PARTITION WALLS

Internal partition walls are constructed of brick with plaster and timber stud partitioning with plaster over and decorative finishes. Finishes are generally poor, with plaster damp in some areas, perished and cracking in others. Re-plastering should be budgeted for when the house is next decorated internally. There is evidence of differential movement with cracking between and to walls and ceilings. This can again be repaired during the course of routine re-decoration. Beneath the wallpaper in some rooms appears to be polystyrene insulation. This can give off toxic fumes in the event of a fire.

3.2.5 GROUND AND INTERMEDIATE FLOORS

The main floors to the property appear to be of a suspended timber design apparently comprising softwood boarding that is presumably supported on timber joists although the floor areas are partially concealed by fitted floor coverings – carpets, vinyl. The floors to the rear lobby area appear to be a solid concrete construction.

Some minor creaking was noted, and some unevenness and sloping. This is not unusual for a property of this age and is due to past movement. Some loose or defective floor boards may require securing or replacement when floor coverings are lifted. Dampness was noted to the solid floors to the rear of the property. This may be the result of either an ineffective damp proof membrane, or leakage from the cloakroom. This should be monitored. The concrete flooring is also uneven where poorly laid and compacted. It is likely it will be necessary to replace the floor screed during the course of future refurbishment.

As previously noted with suspended timber ground floors it is particularly important for the sub-floor space to be adequately ventilated to ensure a through flow of air to prevent condensation. Condensation and humidity create conditions conducive to timber decay within the floor structure. Due to the level of damp in the building and obvious timber decay, a specialist report in respect of timber and damp is recommended.

3.2.6 FIREPLACES AND CHIMNEYS

The chimney stacks to the property are visible passing down through the house, through the bedrooms to the reception rooms below. These were not tested for operation or safety. The fireplace to the rear reception room appears to have been used, housing a solid fuel heater. The fireplaces to three of the bedrooms house gas fires. All gas appliances should be serviced annually and ventilation arrangements and flues similarly checked. This should be undertaken by a Gas Safe registered contractor prior to attempting any future use. Where flues blocked off, these do require ventilation.

3.2.7 INTERNAL WINDOWS & DOORS

As previously noted, both single and double glazed window units are featured. The single glazed window frames have suffered from wet rot, and overhauling/replacement is required. Cracked panes of glass should be replaced. With regards the double glazed units, future maintenance should be budgeted for in the event of seals failing and misting occurring. Single glazed windows do not have the same levels of insulation as double glazed units, and some condensation and heat loss should be expected. There is evidence of some condensation with black mould in localised areas.

Internal doors comprise mainly of timber painted and varnished panelled and hollow units. These are basic and some require easing and adjusting where they do not open and close properly. Leading from the rear reception room to the kitchen, and from the landing to the bathroom are part glazed timber framed doors. Leading from the rear reception room into the garden room are timber framed glazed doors. The large glazed panels do not contain glass with safe breakage characteristics. It would be prudent to consider re-glazing/replacement.

3.2.8 INTERNAL JOINERY

There are painted timber skirting boards, dado rails, cornices and architraves, which are mainly serviceable apart from wear and tear damage consistent with age, which can be attended to during the course of routine redecoration.

Woodworm infestation is extremely common in properties of this age. We found evidence of infestation beneath the staircase. In addition, severe timber decay was noted to the floor in the garden room. No timber can confidently be stated to be free from problems of active infestation unless it has been subject to treatment works. The only way of confirming whether the property is free from further problems of active infestation is by arranging for a more detailed investigation to be carried out by a specialist timber treatment company once the property has been entirely cleared of floor coverings etc. This is strongly advised.

We would warn you that any timber that comes into contact with moisture will be at risk from rot. Where there has been severe damp penetration, and timbers are

relatively easy to expose, it is recommended the property be inspected by timber specialists prior to a commitment to purchase.

3.2.9 STAIRCASES

The staircase runs from the entrance hall to the first floor landing. The staircase is likely to be mainly original, consisting of timber treads covered with a closely fitted carpet. Whilst no evidence of significant defect was noted, just some minor creaking of stair treads, we would warn you that older staircases in particular can be prone to problems of loosening of stair treads etc and occasional maintenance may well be required. The staircase has an open timber balustrade and timber handrails.

3.2.10 FIXTURES AND FITTINGS

Fixtures and fittings are generally dated, where the property is in need of comprehensive modernisation and upgrading.

3.2.11 SANITARY FACILITIES

Located off the first floor landing is a bathroom, with an older style bath, wash basin and bidet. Units are of a basic quality and dated. The flooring is carpeted. Walls are part tiled.

Located adjacent to the bathroom is a separate WC with a close coupled WC which is again dated. The room is part tiled.

A wash basin is located in the rear bedrooms, and the smaller of the front bedrooms.

To the rear of the property at ground floor level is a cloakroom with a low level WC, wash basin and basic shower unit. Walls and the floor are tiled. The quality of fittings is basic.

3.2.12 KITCHEN FACILITIES

The kitchen is located to the rear of the property. Timber base and wall units are dated with some defective. Walls are partially tiled. Work surfaces are of laminate and there is a stainless steel sink unit. Floors are tiled and walls part tiled. The kitchen would benefit from comprehensive modernisation and upgrading.

3.2.13 CELLAR

There is no cellar to the property.

4 BUILDING SERVICES

N.B. We are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been dealt with. We have of course carried out visual checks and will comment as appropriate below, but if you require a detailed report or assurances as to the quality and condition of any of the services, further separate specialist inspection(s) will need to be commissioned. Obviously the choice of specialist(s) will be a matter for you, but they should be properly qualified in their field and should hold membership of an appropriate professional body. Your appointed specialist(s) will be able to guide you on any costs that may be necessary to bring the installation(s) into a proper state.

4.1 COLD WATER INSTALLATION

Since the incoming water main is of course run below ground, we are not able to confirm its material, nor make any comment regarding its route or condition, nor whether it has been laid correctly to avoid damage or frost. The mains stop cock is located to the front of the site. Isolation valves are located at first floor level close to the central heating boiler, and at ground floor level close to the water cylinder.

Where pipe work continues within the property and is visible, it is run in copper and plastic tubing.

4.2 HOT WATER INSTALLATION

Hot water appears to be provided by the factory lagged water cylinder with an electric water heater located in the cupboard in the rear lobby behind the kitchen, and the factory lagged water cylinder located in the rear bedroom. The system could not be tested at the time of the inspection. There is obvious seepage to pipework around the first floor water cylinder. It should not be assumed the system is operating efficiently.

4.3 SPACE HEATING

Central heating is a standard circulating water system installed at ground and first floor levels. Heat is distributed through metal radiators, served by the wall mounted Vaillant gas fired combination boiler located in the kitchen, and also the wall mounted gas fired boiler located in the rear bedroom. The boilers have horizontal flues, extending through the side elevation. Some radiators are dated and rusting and there is evidence of seepage to pipework. Some radiators have thermostatic valves fitted. These have a limited life – typically six years.

It is recommended the heating system be serviced prior to being used, and at least partial replacement be budgeted for. It should not be assumed the system operates readily. It is recommended in the future the system is maintained under an annual service contract. It is unlikely the current design of the system with two boilers and water heaters is efficient by modern standards.

4.4 ELECTRICAL INSTALLATION

The property is connected to the mains electricity supply with the meter and consumer unit located in the cupboard beneath the stairs, and an older style fuse box above the doorway to the kitchen.

No specific tests were applied to the system. We would advise you that we are not competent to judge the safety, efficiency or compliance of the system with the electricity company's standards.

From a visual inspection of the system, the consumer unit and the electrical fittings are dated. It would be prudent to have the electrical system tested prior to a commitment to purchase.

From 1 January 2005 many alterations, particularly those affecting kitchens and bathrooms, must be carried out by a registered competent person and a certificate produced in accordance with Part P of the Building Regulations.

4.5 GAS INSTALLATION

The gas supply is from the mains service with a meter situated high on the wall in the kitchen. No specific tests to either the gas supply system or any of the gas appliances were carried out and we are not competent to judge their safety. It is obviously very important for all appliances to be in good working order and that they comply with current Regulations, as leaking fumes can be fatal. It is also very important that the gas supply system and all appliances are regularly serviced and it should be confirmed when this was last carried out. If no satisfactory service history is available, then we would recommend that a Gas Safe Registered installer should be employed to check and service all fittings and appliances prior to

exchange of contracts. You should also note that it is now against the law for anyone other than a Gas Safe Registered installer to undertake any installation or alteration work.

4.6 DRAINAGE

To the best of our knowledge all of the properties in this area are connected to the public sewer although it would be prudent to have this confirmed. An inspection chamber to the front of the property was lifted and from a cursory inspection, no significant defects were noted.

Surface drains should be regularly cleared of leaves and debris to prevent overflow. To the rear of the property, drains are poorly arranged and there is evidence of blockages.

SAMPLE

5 EXTERNAL AREA AND SURROUNDINGS

5.1 SITE AREAS

To the front of the house is a small garden area, which has been mainly crazy paved over with planted beds and a small driveway providing off street parking. The garden has been severely neglected and is overgrown. Paving is uneven and a potential tripping hazard.

To the rear of the property is a larger garden area, with an area of paving which is again uneven and a potential tripping hazard. The garden has been neglected for some time and is severely overgrown. It is important vegetation is managed where roots are within influencing distance of the property and drain runs.

5.2 BOUNDARIES

The front garden is bordered by brick boundary walls with hedging and metal gates. Ongoing maintenance should be expected, with brick walling in poor order and leaning. Brick piers to either side of the entrance gates are also in poor condition.

The rear garden is bordered by timber fencing panels and corrugated iron sheeting, most of which are in poor order and require attention.

Maintenance liabilities should be confirmed by your legal adviser; similarly the precise location of boundaries should be verified by reference to the Deeds.

5.3 OUTBUILDINGS & GARAGES

There are no garage facilities. To the rear of the property is a single storey extension. This is a poor quality construction. The roof detailing is poor and ceiling finishes are live. Timber floors have severe rot and there is inadequate sub floor ventilation. Walls are single skin brick construction and therefore inherently damp.

It is likely the construction has no building or planning approvals and it is unlikely to be economic to bring it up to an acceptable habitable standard. Its removal is recommended. Located in the rear garden is a small timber shed which is in a dilapidated condition.

5.4 PLANNING & ENVIRONMENTAL MATTERS

We have not carried out any investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential contamination from these uses or sites to the subject property and we recommend that your Legal Adviser completes a full environmental search of the locality prior to purchase.

We are assuming that the frontage road is made up and adopted, and that no maintenance costs can be claimed from you as a homeowner.

We have no knowledge of any road improvements or major road proposals likely to affect the property adversely. Again, no specific searches have been made and it is essential that your legal adviser makes written pre-contract enquiries of the Highway Authority.

Asbestos

It is not possible to say, other than where specifically stated, whether asbestos based products have been used in the original construction or subsequent alterations and improvements because asbestos materials are often very difficult to identify, particularly if covered or painted. Asbestos has been incorporated into many building products which include textured ceiling coatings, plastic floor tiles, water cisterns, internal and external pipe work, building board, parts of sanitary fittings and insulation material.

You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis. There is not known to be a risk from asbestos cement based products which are left undisturbed, but they should not be abraded, cut or broken up in operations which could release potentially dangerous and harmful fibres. Rigid surfaces should be sealed by paint. Before materials containing asbestos are removed or disposed of you should consult the Environmental Health Officer's Department of the Local Authority.

Lead

Lead-based materials can represent a health hazard. It is outside the scope of this report to determine whether materials such as paintwork contain lead. If you are concerned about the existence of lead within the property you are advised to seek specialist advice prior to a commitment to purchase.

5.5 WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

We have no knowledge of any onerous or restrictive covenants affecting the property, or any wayleaves easements or rights of way.

SAMPLE

6 MATTERS TO BE REFERRED TO YOUR LEGAL ADVISOR

6.1 Your legal adviser should carry out the normal checks to ensure retention of any rights or guarantees which should be reserved for you and clarify any liability which you may have to others in respect of:

1. The rights for you to enter onto adjacent property to maintain any structure situated near or on the boundaries and any similar rights your neighbour may have to enter upon your property.
2. The ownership of perimeter boundary walls and fences.
3. The existence of adequate wayleaves and easements to serve the services of the property.
4. Usual enquiries regarding drainage particularly any responsibility for the maintenance or upkeep of any jointly used parts of the system.
5. The existence of any guarantees in respect of any previous timber and damp treatments.
6. The existence of the appropriate building and planning approvals for the ground floor extension works.

6.2 As previously identified your Legal Advisor should also complete all relevant environmental searches relating to the property.

7 SUMMARY

7.1 12 Newburgh Road is a Victorian style detached house located in a popular residential area close to most amenities. The house has been subject neglect and is in need of comprehensive refurbishment and upgrading. Due to the extent of the remedial works required, it is important to ensure repairs are carried out as part of a co-ordinated programme, with appropriate costings prepared.

It is extremely important for you to budget for the various works that we have referred to in this report.

7.2 We have set out in this report details of various defects, some of which can be dealt with during the course of normal maintenance, but others requiring short term attention are noted below, along with comments upon those items you specifically brought to our attention:

- **Roofs** – It is recommended periodic inspections of the roof areas be carried out, and regular overhauling be budgeted for where roof tiles have weathered with some tiles laminating, slipped and broken. This is particularly important where substantial sections of roofing cannot be seen from ground level.
- **Chimneys** – Flues could not be tested. It would be prudent to inspect more closely when the roof is checked, particularly if fireplaces are to be used in the future.
- **Guttering** – The comprehensive overhauling of rainwater goods should be budgeted for, including replacement of narrow downpipes to the rear elevation, clearing of debris and blockages and if it is found necessary, re-alignment, which may involve the replacement of fascias.
- **Walls** – Brickwork and pointing is likely to require ongoing attention in the future. Defective rendering, where cracked and becoming detached from the masonry beneath also requires repairing. The storm porch to the front of the building is settling and is likely to require at least partial rebuilding.
- **Window and doors** - The single glazed timber framed sash windows to the property require comprehensive overhaul/replacement, including timber cills which have suffered from wet rot.
- **Internal** – Comprehensive re-plastering of walls and ceilings should be budgeted for when the property is next decorated internally, where plaster has perished as a result of age, dampness and differential movement.

- **Dampness** – due to the presence of extensive dampness throughout the property, evidence of timber decay and poor ventilation to sub floors, it is recommended a timber and damp report be obtained prior to a commitment to purchase and timbers be treated against further infestation and attack.
 - **Services** – It would be prudent to have the electrical system tested and the heating system checked prior to purchase, with the modernisation and upgrading of services budgeted for accordingly. The leaking overflow to the side elevation requires immediate attention. The kitchen and bathroom fittings are also in need of refurbishment and upgrading.
 - **Site** – It is important to manage vegetation where the front and rear garden areas are considerably overgrown. The garden room is a poor quality, defective structure, and its removal is recommended.
- 7.3 It is essential that competitive estimates are obtained in respect of all repairs listed in this report and remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding.
- 7.4 It should be borne in mind that when the structure is opened up for repairs, additional defects may be found and furthermore, as previously mentioned; no liability can be accepted for any deterioration in the property's condition after this date.
- 7.5 This report must, however, be read as a whole and although we have stressed certain items which we consider to be essential repairs, other items mentioned in the report must not be ignored. We must advise you, however, that should you decide to exchange contracts without obtaining estimates and without waiting for responses from your legal advisers with regard to matters raised in this report, you have to accept the risk of adverse matters that may come to light and result in a need for expenditure.
- 7.6 There may also be other matters of a personal choice which will involve expenditure in the future and these should be borne in mind as you consider whether or not to buy this property.

Signed:

Date:

Name: SURVEYORS FULL NAME & QUALIFICATION

Position: Partner

For and on behalf of *SURVEYING FIRM*

RESIDENTIAL BUILDING SURVEY REPORT **DATE OF VALUATION**

ROAD/STREET NAME

ADDRESS
ADDRESS
ADDRESS

SAMPLE

APPENDICES

Appendix 1 – Photographic Schedule

Appendix 2 – Standard Limitations Upon Building Surveys

SAMPLE

Appendices

Appendix 1 - Photographic Schedule

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Appendix 2 - Standard Limitations Upon Building Surveys

LIMITATIONS UPON BUILDING SURVEYS

1.0 ELEMENTS, STRUCTURE, FINISHES, COMPONENTS AND SERVICES

- 1.1 In making our inspection we have been as thorough as possible in the circumstances though we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free or rot, beetle or other defects. We have, however endeavoured to draw reasonable conclusions from the available evidence.
- 1.2 Whilst our report includes comments upon the principal elements of the fabric of the building or the demised premises, especially floors, walls and roof as appropriate, together with general remarks on the finishes and services, it does not extend to a list of minor items that are not relevant to the main advice. Similarly we have examined major outbuildings but have not made detailed comment about light or temporary structures unless specified to the contrary.
- 1.3 External roof surfaces, chimneys, gutters, eaves, boards and other features at high level have been viewed from the ground or from the upper storey windows, unless access to the roof access to the roof was readily, and safely, obtainable during our inspection. Flat roofs up to 3m in height will be assessed via surveyors ladders.
- 1.4 We have not, except to the extent mentioned in the report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or re-appraised original design criteria.
- 1.5 We have visually examined the services to the building where these are not covered up and, as a result, are exposed to such an inspection. We have not made any specific or specialist test of them.
- 1.6 Where we have engaged other consultants on your behalf, we may make reference to the major pertinent conclusions they have reached within our report, but this should not be thought of as a substitute for reading their report in its entirety nor can we take responsibility for their conclusions.

2.0 TIMESCALES

- 2.1 All quoted time scales assume a prompt response from parties providing us with the necessary information and we can accept no liability for any delay which accrues due to lack of action or prevarication or obstruction on the part of others supplying such information.

3.0 THIRD PARTY INDEMNITIES OR CLAIMS

- 3.1 Where we bind in documents produced by others within our reports, these are provided for convenience and to take aid in placing our report in context. We do not undertake to check the accuracy of such documents, unless otherwise agreed and confirmed by ourselves.
- 3.2 Our commenting upon documents produced by others within our report should not be thought of as a substitute for referring to the documents for full provisions made. We have based our comment upon the documentation made available at the time of our inspection and report. We can take no responsibility where the context of missing or delayed documents conflicts with our assessment.
- 3.3 Should further relevant documentation subsequently be made available then we would recommend that you provide us with copies so that we might amend or refine our advice to you. In the event of any conflict or query upon the documentation, you should obtain your solicitor's view prior to initiating any action.
- 3.4 Our reports are for the private and confidential use of the Client(s) for whom the report is prepared and must not be reproduced in whole or in part or relied upon by third parties for any use without our express written authority.

4.0 REPAIR COSTS

- 4.1 We have not undertaken to provide cost information for the repair of any defects found unless specifically instructed by the client and we have confirmed in writing that we will do so.

5.0 LEASE ANALYSIS

- 5.1 Our commenting upon lease terms within our report should not be thought of as a substitute for referring to the Lease documents for full provisions made.
- 5.2 We have based our comment upon documentation, including the Lease and Licences for Alterations, made available at the time of our inspection and report. We can take no responsibility where the content of missing or delayed documents conflict with our assessment.
- 5.3 Should further relevant documentation subsequently be made available, then we would recommend that you provide us with copies so that we might amend or refine our advice to you.
- 5.4 In the event of any conflict or query upon the Lease terms, or other legal documentation, you should obtain your solicitor's view prior to initiating any action.

6.0 RISK ANALYSIS

- 6.1 We comment upon any major risk hazards we might have seen during the course of our on site inspection where specifically requested by you and we have written accepting such instructions.
- 6.2 We have undertaken to do so on the understanding that our comments do not result from an exhaustive or detailed investigation but rather are those which might reasonably be seen during the duration of our inspection and viewed in light of the weather conditions at the time.
- 6.3 Our comments are not to be thought of as a substitute for your commissioning a full risk assessment survey of the premises concerned and we will be happy to arrange this for you.

7.0 COMMENTARY UPON RIGHTS OF WAY, SUPPORT OR LIGHT

- 7.1 We have commented upon any apparent rights of way, support or light which might be apparent or suspected, as a result of our site inspection where requested by you and we have written accepting such instructions.
- 7.2 Our comments on such rights and easements will be very much in outline only, are not subject to any detailed investigations, but rather are any which might reasonably be seen during the duration of our Inspection and are dependant upon the weather conditions at the time.
- 7.3 They are not the thought of as a substitute to your solicitors searching and advising for the existence of such rights or easements. We would expect your solicitors to advise us of the existence of any such rights at the earliest possible moment and in all cases prior to our site inspection.

8.0 INTERIM REPORTS

- 8.1 Any reports, verbal or in writing, given to the client prior to the issue of the completed written survey report, represent our interim views only and we reserve the right to develop further any opinions expressed. In addition, we reserve our right to add further opinions, or more comment upon relevant items, within the completed written survey report.

9.0 SALES PARTICULARS

- 9.1 Where we bind in sales particulars in with our reports, these are provided for convenience and to aid placing our report in context. We do not undertake to check them for accuracy in any way.

10.0 LIMITATIONS UPON BUDGET ESTIMATES

Where we provide budget estimates they are subject to the following limitations:

- 10.1 All estimates are at current prices and no adjustments have been made for future inflation.
- 10.2 We have not undertaken to investigate whether the cost for carrying out all necessary works immediately, will be different in cost to carrying them out individually, as and when required.
- 10.3 All estimates are quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors.
- 10.4 No costs have been included for any investigative works required unless otherwise noted.
- 10.5 Estimates do not include VAT or professional fees, unless otherwise noted.
- 10.6 No allowance has been made for out of hours working, at night and weekends, nor any associated charges likely to be incurred on the part of the Landlord's security and maintenance staff.

- 10.7 No costs have been included regarding above, and below, ground drainage or other services within the building, including heating, ventilation, mechanical and electrical plant and equipment unless otherwise noted.
- 10.8 Where commenting upon dilapidation's liabilities, we have not included for loss of rent, service charge interest, or other heads of claims, unless otherwise noted.
- 10.9 No allowance has been made for any loss and/or damage to the works as a direct result of a bomb blast or any other act of terrorism.
- 10.10 We have not included costs associated with the discovery of asbestos or other generally accepted deleterious materials and the consequences of resultant delays to works.

11.0 ASSESSMENT OF DETAILED DESIGN DRAWINGS

- 11.1 We have not undertaken to assess the structural design of any elements shown upon any drawings. Should you wish this to be carried out, then we would recommend you engage a professional structural engineer. We would be happy to recommend such an engineer if required.
- 11.2 We have based our comments on the design drawings only and give no warranty that the building has actually been constructed to accord with the details shown upon them.
- 11.3 Where we obtain drawings from others we will obtain their permission for this prior to undertaking any assessment of them. When utilising the drawings provided by the Client direct, we assume they have obtained permission for their use. We accept no liability should this not be the case.
- 11.4 All costs incurred by us when obtaining copies of drawings will be passed on to the Client. We do not undertake to advise them of the cost unless we believe it to be exorbitant and we are made aware of the amount, prior to any copying works being carried out.

12.0 DELETERIOUS MATERIALS

- 12.1 Where lists of precluded materials are forthcoming from others we do not warrant that such materials are deleterious. Please refer to our "limitations upon deleterious materials" for further detail.
- 12.2 We have not undertaken an asbestos survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.

13.0 CONTAMINATED LAND

- 13.1 In all cases, we strongly advise the client to commission a specialist organisation to assess the potential for the site concerned to feature contamination due to previous use or the likelihood of adjoining sites having the potential to contaminate it. We can accept no liability where our advice in this respect is not followed.

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