TAYROSS
CHARTERED BUILDING SURVEYORS

SAMPLE REPORT

DETAILED BUILDING SURVEY

INCORPORATING A VISUAL / STRUCTURAL ASSESSMENT OF THE PROPERTY

ADDRESS

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SUMMARY OF CONTENTS

1. GENERAL INFORMATION

1.01	Name & Address Of Clients	Name Email:
1.02	Property Address	
1.03	Date of Inspection	
1.04	Inspected By	Carl O'Boyle. BSc FCIOB MRICS MFPWS
1.05	Weather	Rain
1.06	Limits to Inspection	External The surveyor did not expose foundations of the property or other outbuilding, and without doing so, you must accept the risk of unforeseen defects. The surveyor did not carry out any geological survey or site investigation and cannot therefore confirm the nature and characteristics of the sub-soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed we shall advise further. The surveyors inspection of the external roof coverings, chimney stack and flashings was confined to an inspection from ground level. Therefore, the rear flashing to chimney and top of chimney cap and flaunching to chimney pot was not visible. Internal Although a condition rating has been allocated it must be noted that the property had carpet or other floor coverings to all floor areas. No proper visible access internally to wall plate level. Decorative finishes, tiling, shelving, cupboards, built in wardrobes and appliances etc. all limit the thoroughness and effectiveness of the inspection.
1.07	Tenure & Occupation	We believe the property to be freehold confirmation should be sought from your legal advisers
1.08	Scope of Instructions ***Surveyor's initial comments in red - for this section only.***	Email dated 07 August 2020 12:39 ……the house (built originally in the 1920s I think, but extended since then) will need a lot of work and I'd like to discuss this with you once you've inspected. I am attaching 2 scans. The first has 2 plans – one from the agents particulars, and the other showing what we'd like to end up with. Back in 2012 planning permission was obtained for a re-ordering and loft extension. I have drawn down the architects drawings from the internet and the 2nd attachment contains those plans, in case they are helpful.

Apart from the usual, I would like to get a feel from you as to what is involved in doing what we propose – and maybe a bit of an idea if possible as to the costs – so we can work out whether it is 'disproportionate'.

This property will need a complete refurbishment from top to bottom including a new roof and the ball park cost looking at your plans is as follows:-.

Approx - Total area 215 m² .

Refurbishment costs (Ballpark figure) I would put at approximately £550.00 per square metre. This is to include part demolition, soft strip and new services electrics and plumbing and drainage, building/structural works in connection with remodelling of rooms within the property and redecoration.It's very difficult to give her surgical cost of how much certain elements Will cost within a building refurbishment program therefore using my judgement I have given a spread cost over the area of the property.

Cost for a new main roof using plain concrete tiles and replacing felt roof over the garage and side building on the left. I would say that this would be in the region of £35,000 plus to include the scaffold as well.

For the refurbishment would be £118,250.00

Therefore I think you're looking in the region of £153,250.00 plus VAT. From what you have described and the current condition of the property-bear in mind this is only a ballpark figure, but I think this is significant enough to provide guidance. The budget will be further affected by the specification and cost of new kitchens and sanitary ware and ironmongery et cetera.

I can think of the following as well:-

- electrical re-wiring – almost certainly needed

Yes I would agree. As it is difficult to refurbish a house with existing wiring without having to replace the whole wiring system as you're likely to find a lot of modifications carried out over the life of the property that will not comply with modern electrical regulations.

- moving pipes and wires in the current integral garage, to create a room there – will it be possible to do something with the different ceiling levels, by removing what we consider to be a hopeless ensuite bathroom to Bedroom 1

The ensuite is very peculiar there are a lot of dropped levels in the garage-it's more of a cubby hole than an ensuite. This will involve

some structural works in correcting the level of the ceiling to create a room below and opening up of the walls but I believe creating a room below in the garage should be possible-my only concern is floor-to-ceiling height may not work out the same as the area but you open out into need some further investigation by an engineer

I noted that the ceiling in the rear where you intend to put the ensuite bathroom is very noticeably out of level and distorted which may cause some building issues.

For the new ensuite at the rear it would be very difficult to route drainage through the internal property to connect into the existing as floor joists are likely to get in the way; the best way of doing this is to install a new manhole externally with a new soil pipe internally and route the drainage to the nearest manhole. Depending on the invert levels you may have to install a pumped manhole-though the drainage in the road looks very deep at 2.2 m to invert level. This will need more careful consideration nearer to the time. But I'm sure the answer is to route the drainage around the property.

The alternative is to use a macerator(Pumps internal waste) which can be quite noisy but the pipe board is much smaller and allows for a more easier routing.

- where could the drainage run for the proposed new ensuite bathroom upstairs at the rear – what damage would be caused by its installation

Referred to above.

- is there a convenient route for the foul drainage for the proposed new downstairs cloakroom

Although we couldn't open the manhole that is at the front of the property in the current site building left-hand side of the staircase I believe that this is the foul drain and you should be able to route pipework to that drain. I have recommended that the existing drainage needs a CCTV survey.

- floors level throughout the ground floor - can we avoid steps

The current floors step from the garage with the double doors front and rear up into the current utility by approximately 450mm (This is quite a large step) the utility to the dining room area steps up a further 100mm and then from the dining room into the kitchen there is a bit of a trip hazard that steps up another at least 50 mm.

It looks from your plan is that the garage is going to be Separated off from the main accommodation, therefore this step may not be of such concern-if you are leaving it open with an internal door, then building regulations will require a step.

- is the removal of the wall between the existing dining room and utility room feasible – I assume an RSJ will be needed

All the walls of the property appear to be solid masonry and load-bearing and removing the wall between the dining and utility room

would require a RSJ or as commonly referred to these days a I beam-the question will be can it be concealed within the ceiling void difficult to say until you see what's in the ceiling void.

- I stuck my head in the roof and can see light in quite a lot of places and no roofing felt. I'd be interested to know the rough cost of bringing it up to scratch

At present the tiles are only pegged onto the battens/not nailed, this is not uncommon. I noted that there were quite a few slipped, chipped and missing tiles to the roof generally. These tiles are difficult to maintain because they are very fragile and sometimes likened to *cornflakes* in terms of their vulnerability to cracking when the roof is being serviced-needs very careful access planning.

I also noted that the main valleys at the front and rear do not appear to be in good condition-the tiles running up both sides of the valley are very loose and falling out in areas and the valleys are not of a consistent width. I have inserted above a cost for the total replacement of the roof but it may be possible with careful planning to give the roof an overhaul but my gut feeling is you will end up needing a new roof in the end.

- Is it okay to have the central heating boiler and hot water tank outside the house?

The current boiler and central heating system is as you state effectively External within a light weight built structure outside of the property. This is not the first time I have seen this sort of arrangement I don't see any existing problems with this. The heating system is a pressurised one which appears to give a reasonably good water pressure at the outlets when tested. See more later in the report. Heating systems are very difficult to re-locate and the ballpark guideline figures that I have given above would include relocation of this to suitm and for a new boiler, as relocating the boiler in my experience does not work

The environmental report we've had done says to check on vibration from the railway line. When you are there, could you look out for any? We have not felt any when trains have passed. I also mention it in case there is evidence of damage to the house from vibration.

As you say there is a very busy met line at the rear of the property with trains passing **Very frequently:** when we were there every 2/3 minutes which will affect the quiet enjoyment of the garden; albeit this is a very long garden.

As regards vibration we did not experience any significant vibration at all, when standing even relatively close to the rear boundary. I don't from what I observed on site foresee that this would cause serious structural damage to the property-we did not observe any serious damage to the main walls of the property at the rear on our visit. Other than damage to the garage wall/flank wall but I believe this is more due to the trees that have now been cut down with the stumps and heavy roots still visible. There was also some slight cracking above the middle rear doors. I don't believe this is a result of

vibration from the railway track which appears to be at least 60m away.

It's quite a long list. If I think of anything else I'll let you know!

All good wishes

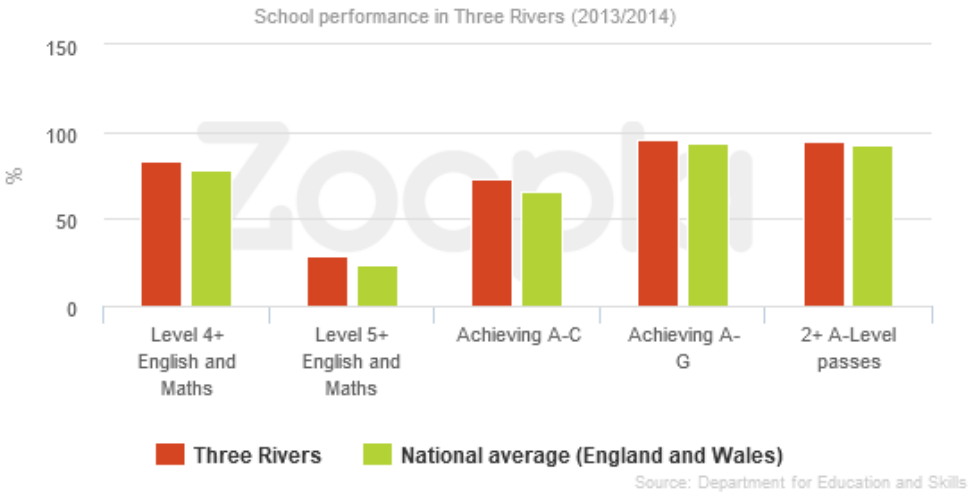
2. GENERAL DESCRIPTION OF PROPERTY

2.01 Type	Detached
2.02 Building Age	1920's
2.03 Location & Amenities	*From the Estate Agents details we have this property is not listed as being within a Conservation Area, however your Conveyancer/Legal Adviser should check this.*

Local Area / Population information from a variety of official government databases, including census information and Land Registry data.

Please see below local demographics information extracted which may be of interest to you:-

EDUCATION:



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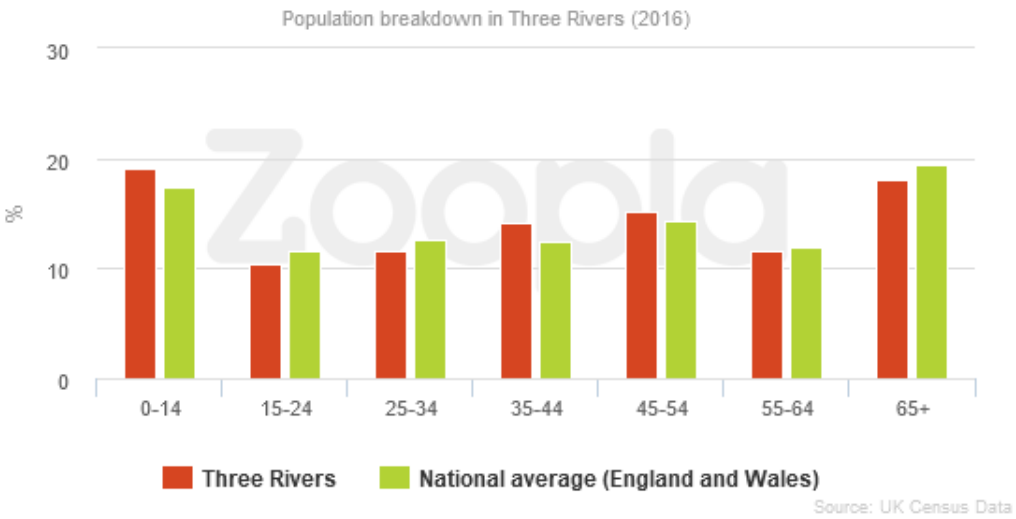

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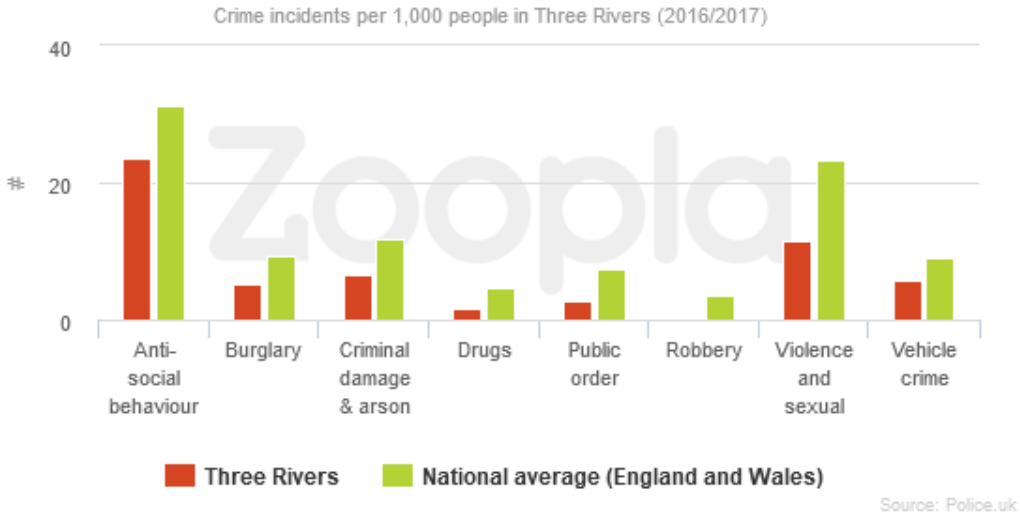

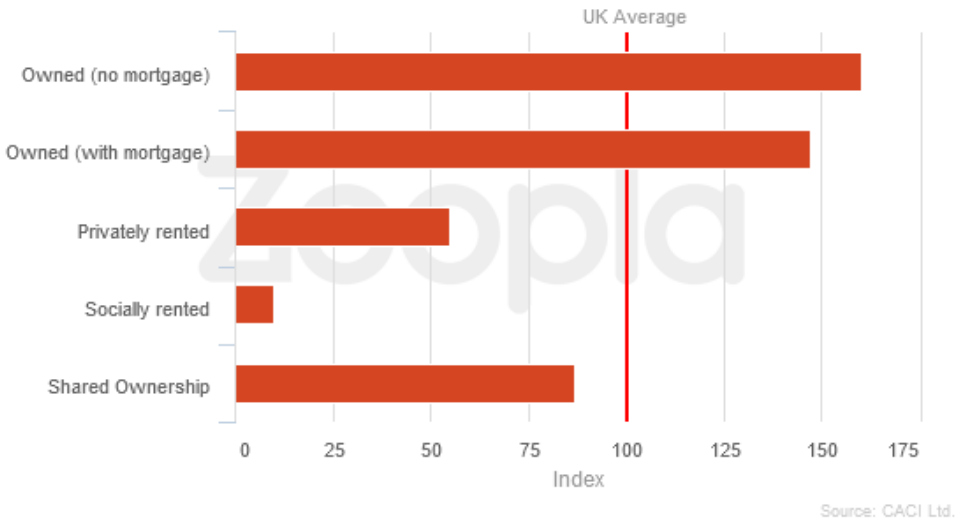

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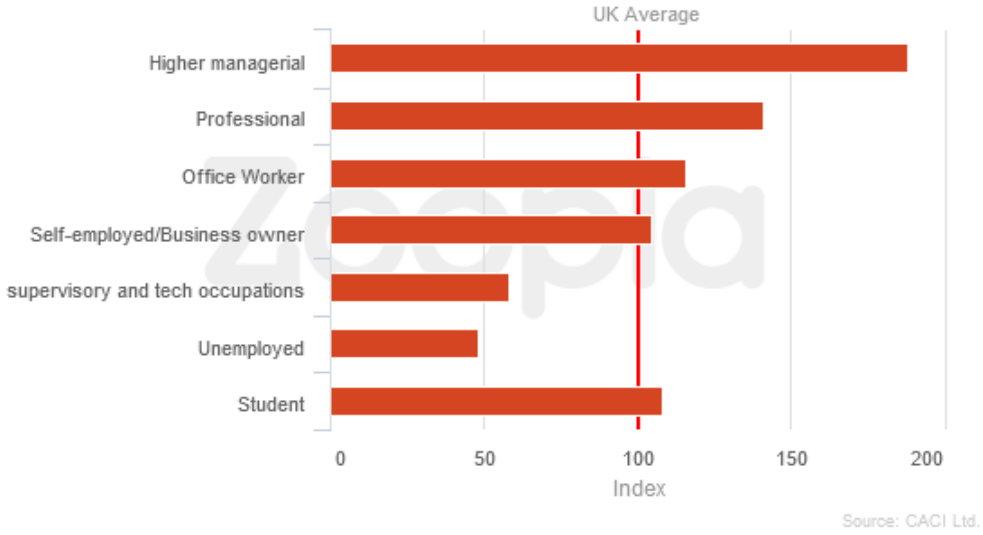
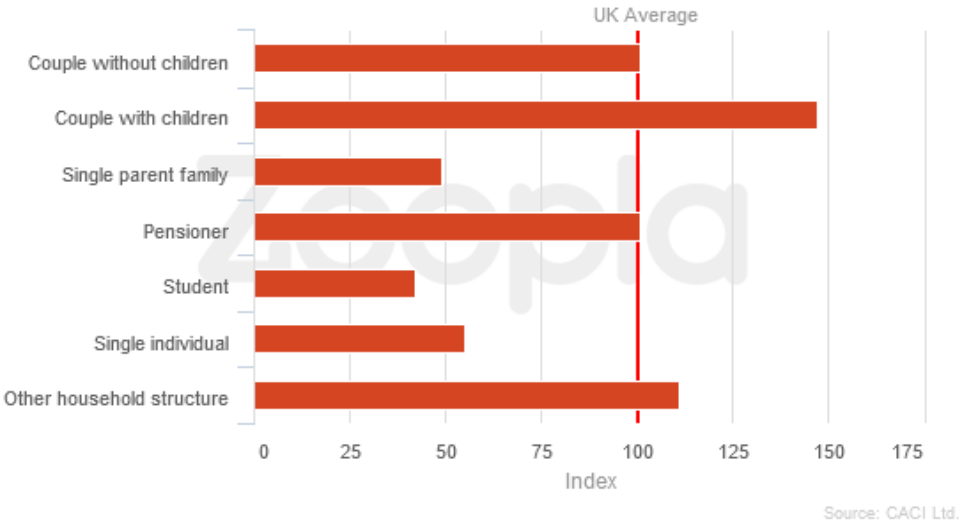


FAMILY:



2.04 Accommodation

Ground Floor:-

- Reception Room
- Kitchen
- Dining Room
- Utility Room
- Store

First Floor:-

- Bedroom 1:
- Bedroom 2:
- Bedroom 3:
- Bedroom 4:
- Study
- Family Bathroom

Additionally.

- Integral Garage

- Off street parking

3. CONSTRUCTION AND CONDITION

Summary of construction: *(in some instances buildings may not comply with the requirement of today's building regulations. The report will highlight these where applicable)*:

For window (W) and door (D) references please see attached sketch plan.

Condition Rating 1 (green)	–	No repair is currently needed. The property must be maintained in the normal way.
Condition Rating 2 (amber)	–	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
Condition Rating 3 (red)	–	Defects that are serious and/or need to be repaired, replaced or investigated urgently

'P' *denotes prefix to Jpeg photograph taken.*
Photographs are also available to view on line, link given at end of report.

*Only condition rating **red** items are costed at the end of the report, where there is sufficient information to do so and not pending a report. These are given as guideline cost only and will be subject to market conditions and other factors.*

LCC *Life cycle cost (allocation of funds for future repairs-normally within the next 10 year cycle) I will allocate a guide cost for this at the end of the report.*

RFI *Requires further investigation.*

NI *Not inspected.*

Surveyor's Note: *When referring to the right or left of the property in the following findings - this is the perspective when facing the particular elevation*

3.0 **EXTERNAL CONDITION**

3.01 Chimney Stacks, Boiler Flues, Flashings & Soakers

P06- There Is a chimney stack on the right side of the property this appears to be in reasonable good condition. Some of the bricks at the lower level have weathered. We noted that the chimney pots at the top are open. We noted at the bottom of the stack on the right the bricks have been repaired by pointing over with coloured mortar not very well matched quite a few of the soft reds have weathered here but not excessively. Most of the fireplaces at the property do not appear to be in use. There is a wood burning stove in the front reception room that does appear to be in use.

Redundant fireplaces and unused flues should be ventilated. The flues should have cowls fitted and redundant fireplaces should have hit and miss ventilation slots that fit internally-this is to prevent interstitial condensation and bird nesting above and rainwater ingress which can cause damp staining on chimney breast walls internally.

P07 – There is a further chimney stack at the rear of the property with what appears to be open clay pots and a redundant gas flue. The brickwork appears in reasonable condition as does the flashing at the

base of the chimney stack though flashing at the very bottom appears a little bit low.

Recommendations / Reasons:

Fit cowls and hit and miss ventilation to prevent issues with long-term damp.

3.02 Roof Coverings and Roof Space Ventilation

P03 – The roof covering appears original clay plain tiles. When viewed from the front; the main roof tiles look quite weathered in areas there are lots of tiles that are chipped slipped and missing. This Is mostly due to the age of the roof which would be just over 100 years.

P03 – The roof on the left-hand side when viewed from the street the roof plane is slightly rippled in appearance Possibly due to the age of the roof structure and some sagging to main ridges which has occurred overtime.

There are two tiles that are missing to the rear of the dormer also noted that some tiles are missing/slipped to the right of the dormer on the cheek of the dormer. It was noted there are some further chipped and slipped tiles near to the front of the side of the roof.

P03 - We noted that the ridge when viewed from the left hand side is undulating up-and-down raised in the middle slightly sloping either side. The end ridge tile appears crooked.

P16 – Tiled Roof above the garage.

This appears to be in better condition some chipped and broken tiles towards the bottom near to the gutter- on the right roof is covered with seedlings from the tree above.

P04 - The ridge at the top and mortar is missing between the ridge and tiles this will need redoing.

P16 - Roof tiling Mono pitched roof above the garage in the middle we noted that lots of the tiles here sitting up some perished (Badly weathered) tiles at the bottom near to the gutter funny detail with the roof junction adjacent to the first floor window.

P04 - We noted that the roof when viewed from the side standing outside the garage there are lots of tiles missing at ridge height and to the front towards the Gable and also that this roof structure rafters appear uneven in relationship to each other and raised on the left dipping in the middle.

P29 – The roof above the first floor window on the right hand side is hipped we noted that to some of the bonnets the mortar was missing.

P30 - There are some areas underneath the valley on the right hand side appears reasonable is covered partly with leaves could not see the valley on the left as this is partly obscured by the gable but I did notice that there is at least one slipped tile.

P08 - We noted that the main valley coming down the roof on the right is not very straight, starts off very narrow, wider in the middle and then narrows again not been well done, lots of small tiles cut in to the valley here, when larger tiling a half should've been used workmanship poor here.

P04 – There are missing tiles just below the main ridge when viewed from the right hand side.

P40 – The main roof viewed from the rear again there are lots of chipped missing and slipped tiles here and also evidence that previous tiles have been replaced again this would indication of the age of the roof.

P44 - We noted the main roof when viewed from the rear left-hand side again the valley is not well built lots of bits of tiles falling into the valley.

P46 - The roof above the first floor window quite a few of the bonnets have perished. Generally the roof is not in good order overall and will be difficult to salvage as previously mentioned. The fact that there is no current roofing felt and lots of daylight is visible in the attic space means that during heavy driving rain there is a very high risk that water will come in to the attic space. During our visit I did not note any excessive damp staining to ceiling is – refer to sketch plan attached for further notes.

P91 - The crown roof above the garage consists of mineral felt. This is very old (At least 20 years plus) and I noted some holes in the felt adjacent to the side window. The detailing between the mineral felt and brick up stands are very poor. There is a DIY plastic roof light here which does not appear very robust. Felt roof such as these normally have a life expectancy of between 15 and 20 years so this one is definitely nearing the end of its life expectancy. I have included this in the replacement roof costs.

Recommendations / Reasons:

I have inserted a cost at the beginning of the report to reflect the replacement of the main Roof. The roof above the garage on the right hand side and to the left hand side of the property will also require replacing.

3.03 Roof Structure / Pitched Roof Slopes

P48 - The roof structure although it is quite old and showing signs of this externally in that the main ridge appears to be sagging and the roof planes are dipping in areas-when inspected within the roof space it did not appear to be in too bad a shape. I did not note any seriously distorted timbers or timbers internally here that were suffering from wet rot generally it appeared in reasonable condition for its age.

Recommendations / Reasons:

The battens if replacing the roof will need stripping back and some strengthening may be required to the old roof but I don't envisage

Rainwater Fittings *(including parapet gutters where applicable) and fascias and soffits*

much to the roof structure due to damage.

P14 - The eaves guttering is mostly original at the front, some of this has been changed on the right of the middle garage and to the end garage to a plastic guttering which has been painted. Some of the paintwork is peeling off and we noted to the front Mono pitched roof that the guttering was damaged.

P14 - The joints of the cast-iron guttering are rusty and there is white staining below – which might indicate that these gutters leak At the joints or have previously done so.

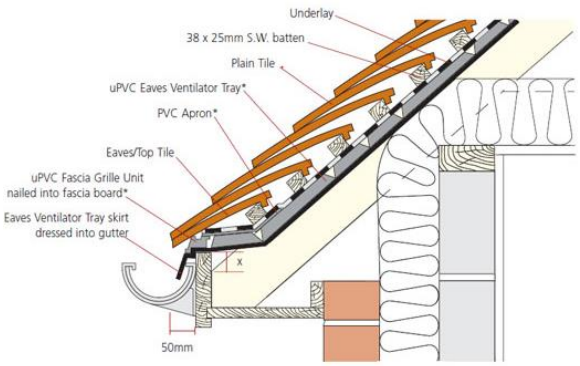
As before-guttering at the bottom of the Mono pitched roof above the bay window appears to be painted damaged just above the window and the joint on the right looks loose which runs the risk of leaking during heavy rain.

P18 - We noted that the downpipe to the left hand side of the porch roof just discharges onto the ground. perhaps when we planning the drainage around the property the rainwater will need careful consideration-as there is a very long garden I would recommend installing a soak away this needs to be located at least 5 m away from the main property.

P18 - The guttering on the right of the property front appears to discharge into underground drainage this does not appear to be very deep as we could see the pipe work just below the pebbles here which leaves it prone to being damaged.

P15- We noted that when looking at the garage from the rear on the left hand side that the downpipe here again just discharges on top of the ground no underground drainage. This is not good for long-term structural stability.We did note in this area that there had been previous cracking to the wall which has subsequently been filled. See later in the report.

P93 – We noted that the rainwater coming off from the roof of the out building on the left hand side (when viewed from the street) is taken by a water butt at the rear.



Recommendations / Reasons:

The guttering with the roof will need replacement/serious overhaul depending on what you decide to do.

There are rainwater pipes that discharge directly onto the ground at the front and rear of the property and the side structure on the left hand side appears to discharge into a water butt - I would recommend installing a soak away at the rear of the property for taking the rainwater.

3.05 The external/internal surfaces of perimeter walls:

We have not undertaken any trial bores holes in order to confirm the nature of the subsoil under this property; however the Geological Survey Map for the area indicates that the subsoil is likely to be London highly shrinkable clay.

Houses of this type and age in this locality were usually constructed using shallow-strip foundations consisting of a concrete strip with brick footings typically laid approximately 600mm below ground level. This is a very shallow foundation by today's modern standards.

When buildings have shallow foundations on shrinkable clay subsoil's it is generally advised that no trees or shrubbery should be planted closer to the main walls than their mature height because tree roots, extracting moisture from the clay subsoil, alter the dynamics and ground bearing capacity by shrinking the soil under the foundations and can cause damaging foundation movements, which result in structurally cracked and distorted walls above.

Due to the age of the original part of the property the foundations are unlikely to be very deep or substantial as above. The building is therefore vulnerable to movement if the soil condition properties are altered in any substantial way.

We noted at the property that a substantial tree had been removed to the left hand side of the front door-this appears to have been removed at least 20 years ago and therefore any impact on the soil dynamics adjacent to foundations would've happened many years ago. I did not observe any current structural damage in this area.

We also noted that trees have been cut down adjacent to the garage on the left hand side, When viewed from the rear. We did note structural damage here which had subsequently been made good-there were no further signs of movement here.

P00 - We did note that the fence gate here did not open due to the influence of the roots which are quite prominent on the surface. Difficult to say when these trees were cut down. When trees are cut down in close proximity to structures-the soil dynamics can alter dramatically causing heave which is the opposite of subsidence i.e. the former can cause pushing up from below and can cause cracking and structural distortion. It normally takes seven years for this reaction to stop and therefore I would enquire when these trees were cut down-if over seven years ago then the risk is slight if in the last couple of years the risk is much higher.

Foundations of this property are unlikely to be very deep compared to modern buildings these days.

The external walls:

It is common practice to categorise the structural significance of damage

in accordance with the classification given in Table 6.1 (page 135 of the Carillion 2001 (Third) Edition of *"Defects in Buildings – Symptoms, Investigations, Diagnosis and Care")* as shown below:-:

TABLE 6.1 CLASSIFICATION OF VISIBLE DAMAGE TO WALLS WITH PARTICULAR REFERENCE TO EASE OF REPAIR OF PLASTER AND BRICKWORK OR MASONRY

CATEGORY OF DAMAGE	DEGREE (1) OF DAMAGE	DESCRIPTION OF TYPICAL DAMAGES *Ease of repair in italic type*	APPROXIMATE CRACK WIDTH (MM)
0	Negligible	Hairline cracks of less than about 0.1 mm width are classed as negligible. *No action required*	Up to 0.1 (2)
1	Very slight	Fine cracks which can be *easily treated during normal decoration*. Damage generally restricted to internal wall finishes; cracks rarely visible in external brickwork	Up to 1(2)
2	Slight	Cracks *easily filled. Recurrent cracks can be masked by suitable linings. Cracks not necessarily visible externally; some external repointing may be required to ensure weather tightness.* Doors and windows may stick slightly and *require easing and adjusting.*	Up to 5(2)
3	Moderate	Cracks which *require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced.* Doors and windows sticking. Service pipes may fracture. Weather tightness often impaired,	5 to 15(2) (or several of, say, 3 mm)
4	Severe	Extensive damage which *requires breaking-out and replacing section of walls,* especially over doors and windows. Windows and door frames distorted, floor sloping noticeably (3). Walls leaning or bulging noticeably (3), some loss of bearing in beams. Service pipes disrupted.	15 to 25(2) but also depends on number of cracks
5	Very severe	Structural damage which *requires a major repair job involving partial or complete rebuilding.* Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability	Usually greater than 25(2) but depends on number of cracks

NOTES:

1. **It must be emphasised that in assessing the degree of damage account must be taken of the location on the building or structure where it occurs, and also of the function of the building or structure.**
2. **Crack width is one factor in assessing category of damage and should not be used on its own as direct measure of it.**
3. **Local deviation of slope, from the horizontal or vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1/150 are undesirable.**

P31 - The main perimeter walls are constructed with red clay soft brickwork, laid in a Flemish cross bond pattern. This means that the perimeter walls are solid 9 inch with no cavity.

It appears the front top section of the house has been repointed at a different time to the lower section. It looks like they have used Portland cement here which is not always suitable for solid wall construction as it has no degree of flexibility, is brittle and prone to falling out in the long term. This will depend on how deep The pointing has been installed to. I did not detect any current issues in this particular area.

I did not note any structural distortion to the front of the property to the window openings or doors, nor did I see any obvious cracking around the openings.

P26 - We did note in the middle garage that the Catnic lintel was not sitting on bearing pads above the garage doors but this does not

appear to be causing any issues currently.

P26 -The garage is in a different type of brickwork to the original property. This brickwork is very much obscured by the large mature climber at the front. I did look through this to the brickwork behind and I did not observe any issues such as cracking but my inspection was limited by the heavy climbing shrubbery somewhat.

P27 - Wall just above the garage on the right hand side is clad with a diamond positioned flat Red/orange slate-there is a high possibility that this may be an ACM – (asbestos containing material) . RFI.

P12- The brickwork on the right hand side of the property between the two garages at first floor level brickwork is weathered on the corner.

The rear external walls:

P45 - When viewed from the rear we noticed that a lot of the bricks have been replaced Intermittently and the mortar pointing had been redone but not matching. This is most likely due to the age of the property and the fact that these bricks are soft in nature and some tend to be affected more than others over the long term.

We noted that on the first floor right-hand window the brickwork here has slips of brickwork that have been cut in above the soldier course refer to photograph this appears to be the case on the left hand side as well not sure why this detail is used appears unusual.

P96 - Arch to brickwork above the doors at the rear we noticed slight cracking <2mmwide to the middle arch affecting two brick courses.

The rear ground floor arches Above doors and windows were very much obscured by the heavy climbing shrubs here.

However, from what I could see I did not note any serious structural distortion or damage.

We noted that the structure to the left hand side of the property When viewed from the road relies on support from the neighbours wall. This would mean that this wall is a party wall (But only for the part that isn't enclosed upon) as this structure appears to have been there a considerable amount of time.

P32 - The creasing tile below the first floor window is damaged and needs to be repaired.

P94 - The brick work in the garage appears to be in poor condition with a visible incline crack repair.

P41 - There is a slight vertical crack <2.5mm wide tapers down the flank wall. This crack is visible on both sides of the wall. This crack has been filled did not show any signs of further movement.

Recommendations / Reasons:

I did not observe any signs of serious structural distortion around openings to windows and doors. I did not observe any serious out of level or out of plum brickwork. I did observe internally ceilings on the first floor that were very noticeably out of level this appeared to me to be historical movement.

I have some concerns about the garage on the end where the trees have been cut down and the surface roots and stumps left-this may

have been the cause of the cracking in the garage flank wall which has subsequently been repaired. It's important to find out when these trees were cut down as stated earlier in the report to determine the risk of further damage to the garage.**RFI**.

There is slight cracking internally and externally to the rear dining room window/door. There is a risk here that possibly the old lintel is failing and therefore I have inserted a cost in the **LCC** section of the report for the replacement of this to give guidance.

3.06 Damp Proof Course (DPC)

A dpc (damp proof course) or DPM (damp proof membrane) is an impermeable membrane which stops vertical and horizontal damp being transmitted through porous materials such as brick and mortar from the exterior of the building to the internal habitable areas. It is normally located 150 mm above external ground level, this is to stop water penetration due to splashing rain, debris collection against walls, heavy snowfalls.

This building would not be expected to have a modern PVC damp proof course.

Current DPC-It is likely to be either a natural slate or a bituminous product, damp proof courses seldom fail, but they are often compromised by external ground levels being raised, mainly as a result of driveways installed, or patios at rear with slabs, or by door openings being creative externally, or walls attached externally, or internal plaster bridging DPC level internally.

P24 - We noted at the front bay window that the ground levels here are raised up and there is a hedge here and this area is at risk of lateral damp penetration we noted that there was white staining just under the DPC to the left hand side of the garage door this indicates that the DPC level is quite low in relation to these ground levels and there is a risk of damp penetration here see later in report.

P42- We noted that the DPC level to the right hand side garage on the flank wall was at the same level externally as the ground level. We later discovered taking damp readings internally that the wall here was damp. Not surprising as it is constructed in highly porous lightweight block work and appears to be only a half brick thick between the piers with no cavity.

P65 - We did observe damp readings to the front bay window internally during our damp inspection-see under relevant section of report later.

Recommendations / Reasons:

There are issues around the perimeter of the building where the DPC has been compromised by raised ground levels- these levels will need to be reduced where possible and where not Possible I would suggest that P shingle trench is installed to help prevent lateral damp penetration.

3.07 Sub Floor Ventilation

Regularly spaced Air bricks located above dpc level @ 1800mm c/c ideally are essential to promote healthy air circulation under timber suspended floors. Missing air vents can lead and contribute to dry and wet rot in floor voids. The air bricks detected all looked to be functional, although these were quite low and good air flow could be easily impeded.

I did not detect any signs of suspended floor failure such as deflection when carrying out a heel drop exercise or sagging on the ground floors.

Air bricks at the front which are nearly touching the ground are

vulnerable, if there is any flooding around the property risk of water to flow under the floor void which can have serious consequences. This can sometimes happen when there is ground surface flooding due to blocked drains. We noted that the property sits quite low to the main road and therefore any flooding of the road would affect the property

P09 - We noted two terracotta air bricks below the front doorstep these are very low and at risk of flooding into the floor void if there is any flooding around the property.

Recommendations / Reasons:

More air bricks are required to provide better underfloor ventilation to promote healthy Environment for structural floor timbers. I would recommend installing telescopic air vents which can be elevated-less risk to flooding. I have inserted a cost in the report below

3.08 External Windows, Doors & Joinery

Note: Replacement Windows & Doors

Under current Building Regulations homeowners must comply with current thermal performance standards and ensure they get a certificate from FENSA or Local Authority Building Control when replacing windows and doors. FENSA enables companies that install replacement windows and doors to self-certify compliance under these Building Regulations without the need for a separate assessment from Building Control.

*When buying a property, the purchaser's solicitors should ask for evidence that any replacement glazing installed **since April 2002** complies with the Building Regulations. There are currently two ways to prove compliance:-*

- *a certificate showing that the work has been done by an installer who is registered with FENSA or a similar body*
- *a certificate from the Local Authority Building Control stating that the installation has been approved under the Building Regulations.*

FENSA stands for the Fenestration Self-Assessment Scheme. Following Government encouragement, FENSA has been set up by the Glass and Glazing Federation (GGF) and other industry bodies in response to Building Regulations for double glazing companies in England and Wales to allow registered companies to self-certify that their installations comply with current Building Regulations.

*FENSA **does not apply** to commercial premises or New Build properties. In both of these instances Homeowners are required to go through the Local Authority Building Control process. FENSA Registration is also not applicable to the Installation of Conservatories or Porches by a FENSA Registered Business.*

***Note:** If a window has been replaced without either a competent person notification (CPN) i.e. FENSA etc., or without a building regulations application, it is classified as unauthorised work. When the window is replaced, its replacement should meet the energy conservation regulations (part L) and safety glazing regulations (part N) and be no worse than previously existed in relation to structure (part A), fire safety (part B), ventilation (part F), combustion appliance ventilation (part J) and protection from falling and access (part M).*

***Secondary means of Escape via windows:** there are some instances where windows must be made suitable for secondary means of escape i.e. in every habitable room on a first floor, and are required in bungalows and part of ground floor residences.*

Safety glass should be provided to doors and windows in critical locations in

accordance with Building regulations.

Windows:

The windows when viewed from the front ground level - in the properly are mostly UPVC double glazed windows, these appear to be in reasonable condition.

I did not observe any trickle ventilation normally situated within the top frame of the window.

Windows also double glazed at the rear and there is at least three sets of doors here all appeared to be in reasonable condition when viewed externally.

P72 - We noted some making good internally to the rear reception window/door. This appears to be work in progress.

P52 - We noted a window at the bottom of the staircase which is internal because of the side structure. This window does not have toughened glazing and there is a risk of injury here should one fall up against it coming up or down the stairs.

We noted a further window between the middle garage and the end garage. This appears to be a result of the garage on the end being added at a later date.

My main concern regarding the Windows is that there does not appear to be any trickle ventilation, normally fitted at the top of the window, or night ventilation provided by having a restrictor on the opening sash side Windows. The former is required to control background ventilation and moisture levels within the property and the latter is required during hot summers when you would like to ventilate the room without causing a security risk.

Doors:

P90 - The front door is original locking mechanism appears to be fairly robust.

P20 - Doors to middle garage are timber we noted wet rot to bottom of frame and to bottom of doors will require maintenance and redecoration. We noted when opening these doors they are very close to the P shingle drive. These may require adjustment

P12 - We noted that the doors to the garage on the right do not appear to open from the outside and appeared to be closed shut internally. Perhaps the seller can demonstrate.

P43 - Doors to the rear of this garage (On the far left hand side when viewed from the rear) are timber. Paintwork appears famished. This only appears to have an internal locking System.

P33- We noted that the door in the fencing on the right hand side does not open. The tree roots from the previous cut down tree appear to block the opening of the door.

Recommendations / Reasons:

Some maintenance and decoration required to existing timber doors.

Fence door on right-hand side design/construction here needs to be

re-done.

Window in stairs needs to have toughened glass also most likely window that has been left between garages.

3.09 External Decorations

There is little by way of external decoration other than the doors to the garage at the front and rear which do need redoing and the side timber structure which I presume you would intend to remove. As part of your refurbishment/new build programme/plans.

Recommendations / Reasons:

As above.

3.10 **INTERNAL CONDITION**

Roof Space

The roof space is clear of stored items.

The roof space was boarded.

There is an access ladder into the roof and there are lights to the roof space.

Roof installation is poor.

As previous there is no under felt to the roof tiles.

I did not note any excessive water staining to the attic boarding here. Although as previously discussed there are lots of daylight coming through in roof areas.

The internal measurement of the roof space is approximately 2.7 m high from the top of the attic boarding to the underside of the ridge board and the width of the attic space measured between purlins is approximately 1.7 m this is not very wide it would be difficult to get a room up here if you were planning to do so.

Recommendations / Reasons:

Increase roof insulation-I do not like mineral wool being used in open places as it is a skin and respiratory irritant, Especially when disturbed. I much prefer the multi tinfoil insulation which is fixed to the underside of the sloping rafters-there are companies that specialise in doing this-much better system.

3.12 Ceilings

Rear bedroom ceiling.

● P86 – The ceiling very noticeably slopes here. This appears to be historical will be very difficult to correct without taking the ceilings apart. Therefore I have not put a cost to it in the report it is something that you will have to decide to live with or not.

First floor landing

● P81 – The first floor landing ceiling very noticeably slopes here from side to side in the corridor. This appears to be a result of old movement to the original structure connected in some way with the above. It will not be possible to correct this without extensive works.

Ground floor hallway ceiling

P87 - Papered ceiling we noticed it's damaged above the stairs and bubbled adjacent to the front door this has a plaster coving below it and below this is paper lined walls.

Front reception room.

P88 - The textured papered ceiling with coving this appeared in reasonable condition.

Ceiling in current utility room

P89 - This has recently been replaced and is currently unpainted.

Porch ceiling

P28 - There is some cracked paintwork to the external porch ceiling

The other Ceilings generally appeared in reasonable condition.

refer to sketch plan attached for further information.

Recommendations / Reasons:

Distorted ceilings in the corridor and rear bedroom will be very difficult to re-level and you will probably have to live with these as part of the old character of the property. It may be possible to pack down the ceilings but this would need further investigation by a good builder.

3.13 Internal Walls & Partitions and internal perimeter faces of external walls

I did not observe any distortion to structural openings or excessive cracking to internal perimeter walls.

P79 - There are a number of slight cracks to the plaster < 1mm wide around window W9.

P80 - There is a slight crack < 1mm wide above door D16 in bedroom 2.

P82 - There is a slight crack < 1mm wide to the wall adjacently above door D13 to the first floor landing.

Refer to sketch plan attached for further information.

Recommendations / Reasons:

None.

3.14 Fireplaces, Flues & Chimney Breasts

From what I observed most of the fireplaces are not used/boarded up with the exception of the wood burning stove in the front reception.

You should enquire whether the wood burning stove has certification. It appears in reasonable condition.

Recommendations / Reasons:

As above.

3.15 Floors

P60 - We noted that the exposed floorboards on the ground floor, there are lots of areas where there appears to be a history of woodworm infestation-refer to photographs. This does not appear to be currently active but it is highly likely that some of the floor joists

underneath these floors may have been affected. Generally I find that wood boring insects do not cause serious structural damage to timber. I have recommended that a further report is carried out here alongside the damp issues.

Recommendations / Reasons:

As above.

3.16 Internal Joinery *(incl. windows, doors, staircases, built-in fitments & Kitchen fittings)*

Stairs:

These appeared in reasonable condition.

P54 - Part of the underside of the stairs is not fitted with a fire resisting soffit which is required to compartmentalise the stairs in the event of a fire. Not unusual for this period of property.

Skirting architraves Doors and ironmongery:

Some ironmongery missing to doors-refer to sketch plan attached for further information.

The doors are very basic between garage and utility area.

There should be a fire resisting door-FD 30 (30 minute fire resisting door)

Kitchen:

There is a basic fitted out kitchen with laminate worktop wall and base units. There is a freestanding cooker hob with no extractor fitted here.

Water pressure appeared reasonable.

Refer to pictures for further information.

Built in wardrobes:

P85 - There are various fitted wardrobes and cupboards within the property.

The built in timber wardrobe in the bedrooms appeared dated but in an adequate condition no issues were observed.

Recommendations / Reasons:

As above.

3.17 Sanitary Fittings

The sanitary ware appeared functional.

Refer to photographs.

Recommendations / Reasons:

None.

3.18 Internal Decoration

The internal decoration is dated in appearance.

Utility room has been freshly plastered and not decorated.

Recommendations / Reasons:

As above.

3.19 Dampness

(A moisture detecting meter has been used in selected accessible positions without moving furniture or fittings to test for dampness):

Note: ***We do not normally test for dampness behind kitchen units, fixed cabinets, wardrobes, tiles or internal cladding etc. if dampness is reported herein then these areas should be tested by the damp proof company***

We carried out dampness tests P24, 42, 65, 66, 67 & 68 throughout the property using *Protimeter Surveymaster* moisture meters.

We observed damp issues to the front bay window and also to the garage on the right hand side. Refer to sketch plan attached for location.

The cause of these damp issues are most likely due to the high ground levels in relation to the DPC and also the wall construction which has no cavity.

Condensation - General Note:

We did not observe any excessive condensation issues but would recommend installation of extract to kitchen and to bathroom.

Recommendations / Reasons:

As above.

It is recommended that you get a survey report carried out by a reputable damp proofing company. I have given details below of such a contact and company:-

Garrets Damp Proofing
The workshop, 39 Marlins Square, Abbots Langley, Hertfordshire, WD5 OEG
Telephone 01923-260 510
garretsdamp@gmail.com

3.20 Timber Decay & Infestation

NB. This does not include removing floor boards to inspect floor voids.

We examined only the accessible structural timbers in the building and particularly in the roof spaces.

However, in a property of this age there is likely to be some concealed woodworm infestation and possibly some wet rot, due to the DPC being compromised which is likely to be uncovered during any serious remodelling works. None of this is apparent on the surface.

P60 - We noted wood worm infestation particularly to the ground floor timber boarding and underneath the staircase in the ceiling timbers.

P20 - We noted wet rot to the front middle garage doors.

Recommendations / Reasons:

Obtain any report and guarantees from seller-please make available via the solicitor reports to surveyor for comment before committing to purchasing the property.

3.21 Thermal Insulation

EPC *(Energy Performance Certificate)*:

The EPC for this property *(see attached)* is in band E50 which is very low.

The reason for the low score is the lack of insulation in the walls and floors. It appears to me that the walls are solid constructed to the main property, but they have never been insulated or at least there is no proof that they have been. The EPC certificate states that with certain modifications the rating could be increased to a B81 level

which would obviously be much better. However, it has stated that in order to achieve this dramatic action would be required.

- Such as installing solar panels - I do not believe you would recoup your investment for this level of expenditure.
- The solid brick wall as built is assumed to have no insulation. Therefore the insulation to these walls will contribute to the energy performance of the property.
- The pitched roof is reported to consist of 75mm of no loft insulation according to the EPC and therefore would benefit from the installation of insulation such as Celotex in the loft.
- It is unlikely the ground floor will be insulated and this would have a positive impact, although the cost is relatively high.
- The EPC report states that the windows are mostly double glazed. There remains scope to install Celotex to the window reveals and upgrade the existing windows further to triple glazed.
- Additionally the main heating, main heating controls and hot water system also leaves some prospects for a system upgrade to contribute to enhancing the EPC rating.
- Replacing the boiler and pipes would contribute to improving the EPC rating.
- The EPC inspection has also highlighted that only 30% of the fixed outlets are low energy lighting at the property. Installing low energy lighting to all the fixed outlets will contribute significantly to improving the EPC rating of the property.

As the level of energy efficiency of homes increase and properties become more airtight, it is important to ensure houses like this have an effective and efficient ventilation system. Currently, this house has little purpose provided natural ventilation (for example, trickle vents in the windows or airbricks through the wall) and no extracts fans. There are a range of options available and you should ask an appropriately qualified person to provide you with a report and quotation where appropriate. Although the details will not be known until the report is received, in my opinion there are two main choices:

Fit appropriate extract fans in the 'wet' rooms (for example, kitchen, WC room and family bathroom) and trickle vents to the window frames of all habitable rooms in accordance to the current building regulation standards.

Recommendations / Reasons:

As above.

3.22 Hazardous & Deleterious Materials

Note: *If the buyer is planning on carrying out substantial building/refurbishment works in properties predating 2000, then they will need an Asbestos Survey to be carried out in advance in line with the Health and Safety Executive guidelines – the following link is good guidance: http://www.hse.gov.uk/asbestos/building-owner.htm or page 35 of this pdf: http://www.hse.gov.uk/pubns/priced/l143.pdf.*

The three significant types of asbestos that have been commercially used in the UK are:

- *crocidolite, commonly known as 'blue';*
- *amosite, commonly known as 'brown'; and*
- *chrysotile, commonly known as 'white'.*

In the Control of Asbestos Regulations 2012 (CAR) the term 'asbestos' includes all three of the above types, fibrous tremolite and any mixture of those materials.

Asbestos cement sheeting generally contains chrysotile (white asbestos).

P06 - Asbestos flue terminal and possible asbestos flue lining within the chimney stack.

P27 - We noted red tile cladding on the right hand side flank wall/gable there is a medium probability that this is an ACM (asbestos containing material).

P58- We noted that the Old vinyl tiles to the floor in the utility area are very likely to be a ACM.

P25 - We noted internal flat cement sheeting and cement access panels to the ceiling in the middle garage there is a high risk that these are ACM's.

Recommendations / Reasons:

I have inserted what is a ballpark figure only for the removal of the Asbestos.

Only way to be certain is to send of a sample for analysis. The company below will carry out this service for a fee of approximately £180.00 plus vat and I would ask the sellers to do this.

Below are the contact details of one such company that could carry this out, they will visit the property take samples and analyse and report back later:-

Vintec Laboratories Ltd.
Building Research Establishment
Bucknalls Lane
Garston
Watford
WD25 9XX

Contact: James Brotherton
T 01923 661144
Email: j.brotherton@vinteclabs.com

3.23 Security Measures

Surveyor's comments in red.

Typical Insurance Company Recommendations to prevent break-ins:-

Final exit door/doors:

Front door original reasonably robust.

Patio Doors: *UPVC double glaze appear in reasonable condition.*

Windows, Fanlights and Rooflights:

The rooflight above the garage is not very secure would be easy to break in.

P61 - There appears to be an alarm system fitted at the property. This was not inspected. Therefore you should request that this is demonstrated for you and any service record and operational manuals provided.

Recommendations / Reasons:

When insuring your property you should check the above points with your insurance broker, to make sure you are fully insured.

3.24 Fire Safety

A mains operated (interlinked & battery back-up) heat detector should be installed and connected to the smoke detectors located in the entrance hall and top landing, in accordance with BS 5839-6, 2004.

Window Locks: *I do not like to see Windows on the first floor with locks and* ***no*** *keys, as in case of a fire should the staircase be blocked the occupants of the room would have no chance to escape. When the building heats up windows can jam and the glass is very difficult to break - therefore keys should* ***always*** *be located adjacent to every window*.

Remote fire alarms/battery operated either appeared not to be working or disconnected.

Recommendations / Reasons:

Should make sure that smoke detectors are working in the corridors which should be within 5 m of the habitable room and heat detector should be installed in the kitchen.

4. SERVICES

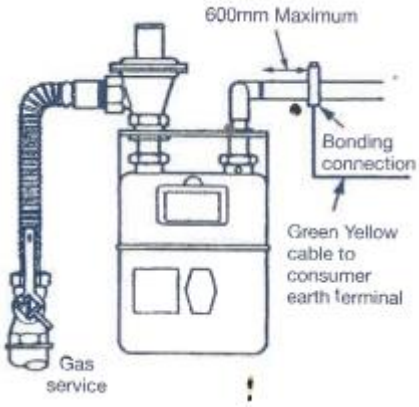
No service tests were carried out – see our Statement of Terms and Conditions. The services were operational at the time of the survey.

We believe that mains Electricity, Water, Drainage and Gas are all available.

4.01 Gas

P34 -shows the location of the gas meter at the front of the property externally within the white casing. This appeared to be properly earth bonded.

Recommendations / Reasons:



None.

4.02 Electricity

(I do not unplug appliances/electrical fittings or internet for obvious reasons)

Note: ***A residual-current device (RCD), or residual-current circuit breaker (RCCB)*** *or* ***residual twin-direct current couplet (R2D2)****, is an electrical wiring device that disconnects a circuit whenever it detects that the electric current is not balanced between the energized conductor and the return neutral conductor. Such an imbalance may indicate current leakage through the body of a person who is grounded and accidentally touching the energized part of the circuit. A lethal shock can result from these conditions. RCCBs are designed to disconnect quickly enough to prevent injury caused by such shocks. They are not intended to provide protection against overcurrent (overload) or short-circuit conditions; this is provided by the trip switch circuit breaker.*

P53 - The mainboard consists of old type fuses and a plastic trip switchboard which would not comply with modern electrical regulations. Current regulations require metal cased trip switchboard.

P74 - Sockets which are mostly surface fixed at low-level would not comply with modern regulations as they are not at the regulation height of approximately 450 mm above finished floor level.

P74 - We tested random sockets for wiring polarity and we did not observe any issues.

We did not note any secondary earth bonding to metal pipes in wet areas.

The kitchen should be provided with extract ventilation to external air rated at 60 litres per second or (30 litres per second if part of a cooker hood).

Recommendations / Reasons:

Some of the items I have highlighted above would definitely not comply with current regulations; however, on the whole it appears a reasonable installation.

However to be on the safe side - I always recommend that an electrical inspection is carried out by a NICEIC qualified electrician In the absence of any recent electrical certification, as it is not possible to determine whether an electrical installation is safe or fully complies with current regulations on a visual inspection alone, there may be dangerous connections hidden in ceiling voids etc. Some of the items I have highlighted above would definitely not comply with current regulations

4.03 Cold Water & Water Mains

The water pressures to the kitchen mains and water storage pressures to the bath basin and shower all appear reasonable.

There is no cold water storage tank-although there is a pressurised water heating system normally the cold water is also fed through the system and pressurised, we when testing outlets these appeared to be a reasonable pressure. These systems can be reliant upon the mains water pressure in the road and sometimes the supply needs to be adequate to make the system operate efficiently and effectively.

Recommendations / Reasons:

You should enquire whether the system was installed by a gas safe engineer and request appropriate certification.

4.04 Hot Water

P35 - Hot water is heated by the gas fired boiler in the side extension. This forms part of a pressurised heating system fitted with a mega flow cylinder.

The boiler is approximately six years old. Boilers these days have a life expectancy of around 15 years before they become inefficient on reliable and uneconomical to run.

Recommendations / Reasons:

No repairs currently necessary, normal maintenance required. Pressurised systems require annual maintenance check up

4.05 Central Heating

Heating supplied by a pressurised heating system.

Pressurised heating and hot water systems.

Unvented hot water storage systems save space in the loft when compared to traditional systems and can supply large volumes of hot water on demand. One of the key benefits is that the hot water supply is delivered at mains pressure right across the house. However because of the possible dangers associated with water stored in a sealed vessel under pressure and at high temperature, it is important to have the system serviced once a year. This service will amongst other things test the functionality of the safely valves that operate in the event of a fault.

Recommendations / Reasons:

I always recommend when taking over someone else's heating system to place it on a annual service contract.

Annual Boiler/Central Heating Service: An annual service/boiler check through your utilities provider is recommended. One such example is the **British Gas *HomeCare* Boiler & Central Heating Cover** which offers a range of options to provide ongoing maintenance, annual servicing and cover for breakdown or repairs by Gas Safe registered engineers with parts and labour guaranteed. *Use the following weblink for further information*: http://www.britishgas.co.uk/products-and-services/boilers-and-central-heating/cover.html

***Note (December 2014)**: It is understood that British Gas now refuse to cover Potterton and Ideal Standard boilers because of the amount of defects reported. Try the following weblink to "Your Boilercovered.co.uk" to check for local area Maintenance Service Cover options: http://yourboilercovered.co.uk/?ch=9577a480e5d8004.89643535&oid=46&aid=31&tid=04631&sid=a6692&eid=31&ocode=MzEuNDYuNDYuNDYuMC4wLjAuMC4wLjAuMC4w*

4.06 Drainage

4.06.1 Foul Drainage

P21 - Manhole chamber 1 appears to be clear and flowing freely.

We suspect that the foul drainage system is located at the left and front of the property refer to sketch plan attached.

P23 - We could not open the manhole chamber cover in the side extension on the left hand side because this was underneath the door opening and was trapped in position.

P22 - We noted that the manhole chamber adjacent to the highway is approximately 2.2 m deep quite narrow. This was difficult to access no steps. Will be difficult to clear this plot in the future.

This manhole near road was backing up and the rodding eye cover was sitting on the benching.

4.06.2 Rainwater Drainage

P18 - Rainwater appears to utilise a combined waste. We noted that a lot of the downpipes for the rainwater drainage either feed into a water butt or discharge directly onto the ground surface. We tested the manhole at the front of the property in relation to the Aco channel in front of the garage and also the further rainwater gully here but could not see what manhole they fed into.

4.06.3 Surface Water Drainage:

P17 - The front of the property slopes fairly steeply towards the property. There will be a lot of water coming down this driveway during heavy downpours. Other than the Aco channel in front of the garage, the driveway will rely on soft landscaped areas and the porosity of the Pea shingle to take the surface water away. It is possible during very heavy prolonged downpours that there may be a risk of flooding here. We did note that there was a galley to the front of the middle garage internally not sure if this was related to previous issues.

We did not note any manholes at the rear of the property.

Recommendations / Reasons:

I would recommend a CCTV survey of the existing drainage to determine at least where does the rainwater drainage go to it may be that it drains away to sumps would be advantageous to know.

I have already recommended that a sum should be installed to take the rainwater drainage that currently discharges onto the ground in areas.

5. THE SITE

5.01 Garage & Parking

Middle garage.

As before - We noted and possible ACM sheets to the ceiling at the rear of the garage.

The access panels used to the front plaster ceiling are also likely to be ACM's.

As mentioned before there is a Catnic lintel above the garage doors this is only sitting on a mortar fillet really should be sitting on engineering brickwork however it shows no sign of movement at present other than some slight shrinkage cracks underneath the mortar.

There are timber doors here in front of the garage we noted that there was some wet rot to the bottom of the doors and corrosion to the hinges and that these touched the ground when opening out.

We noted an ACO channel and hump in front of this at the junction with the sloping drive. This will have to take a lot of surface water though some of it will have permeated through the pea shingle before it gets to this point. There is no indications inside the garage of water staining but we did observe a gully internally to the garage which may be used in situations where there is a tremendous flow of water coming down the drive!

P36 - We noted different floor construction to the garage at least three different types in here we had a combination of screed, in-situ tamped concrete and corbels. The garage was 50% full of storage materials here which prevented further inspection here.

There is an old type window here in the garage which would indicate that this was once an external wall of the garage and was further added onto. It also looks like they added onto the front of the garage here which can be seen with the lightweight grey block work that they have used.

Garage/storage space on the right hand side of the property.

Internally.

We noted a pitched crowned roof, the structure(Not the roof

covering) appears in reasonable condition it is partly supported in the middle with a steel I beam - walls are combination of brick, block and timber cladding at top. There are I beams supported of brick piers at the front and the rear where you have doors and this storage space is connected fire door and steps to the rear utility area.

The double doors at the front and double doors at the rear unusual set up here.

The external wall appears to be half brick thick here with the columns-piers built in brick for reinforcement.

The garage roof has a crown on top which appears to have a lightweight plastic glazing light above. Not very robust and as earlier the roof covering is at the end of its useful life.

5.02 Substantial Outbuildings

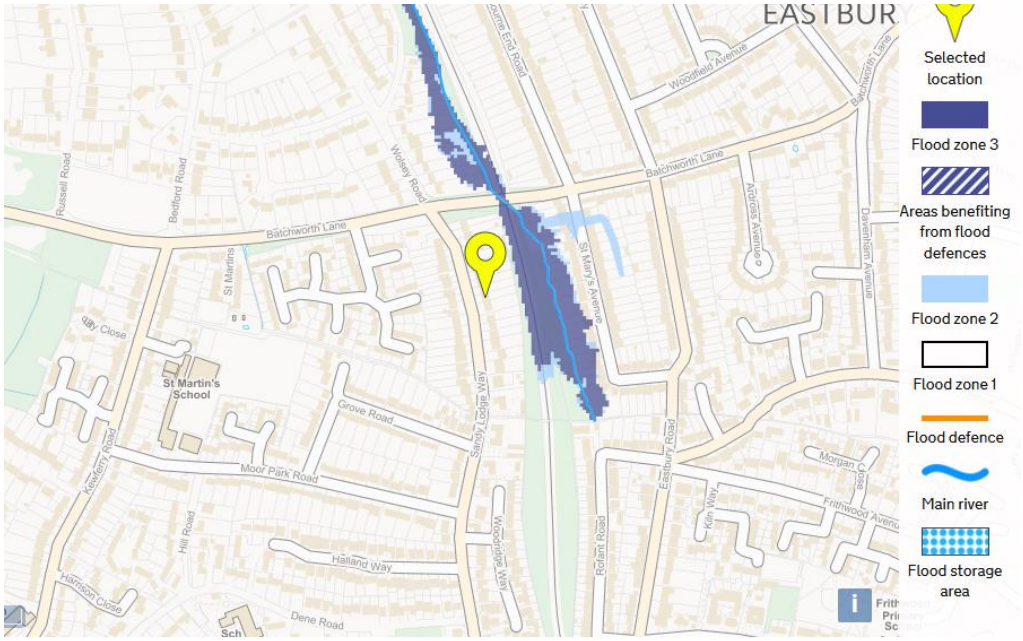
There are no outbuildings but there is a lightweight structure attached to the property as previously described.

5.03 The Site & Local Factors

*It is advised that an **Enviro-check Report** is carried out by your conveyancer and any issues such as flooding or contamination should be referred back to me.*

Note: For further information on how to find details of flood risk for a property refer to the Environment Agency website information at:

https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk



The property **does not appear to fall within a flood zone** *(see map above)*.

Dark blue *shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:*

- *from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;*
- *or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year. (For planning and development purposes, this is the same as **Flood Zone 3**, in England only.)*

Light blue *shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. (For planning and development purposes, this is the same as **Flood Zone** 2, in England only.)*

These two colours show the extent of the natural floodplain if there were no flood

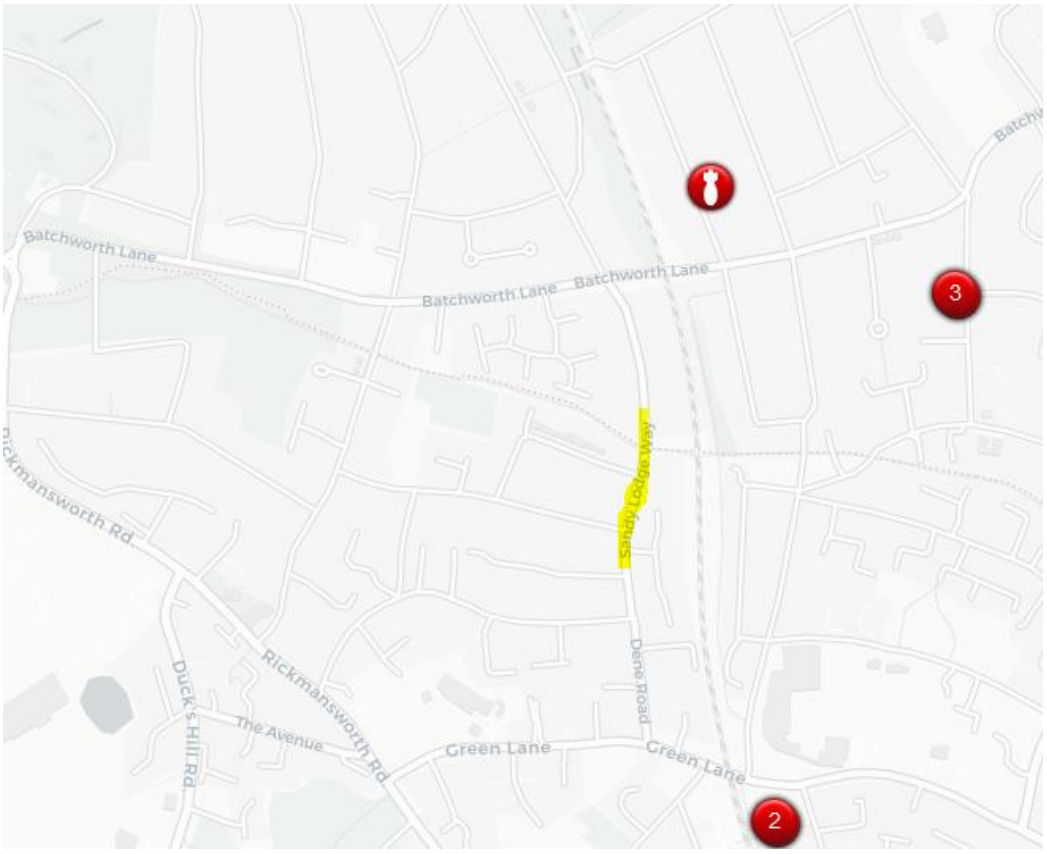
defences or certain other manmade structures and channel improvements.

Where there is no blue shading, this shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The majority of England and Wales falls within this area. (For planning and development purposes, this is the same as Flood Zone 1, in England only.)

Hatched areas *benefit from the flood defences shown, in the event of a river flood with a 1 per cent (1 in 100) chance of happening each year, or a flood from the sea with a 0.5 per cent (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded.*

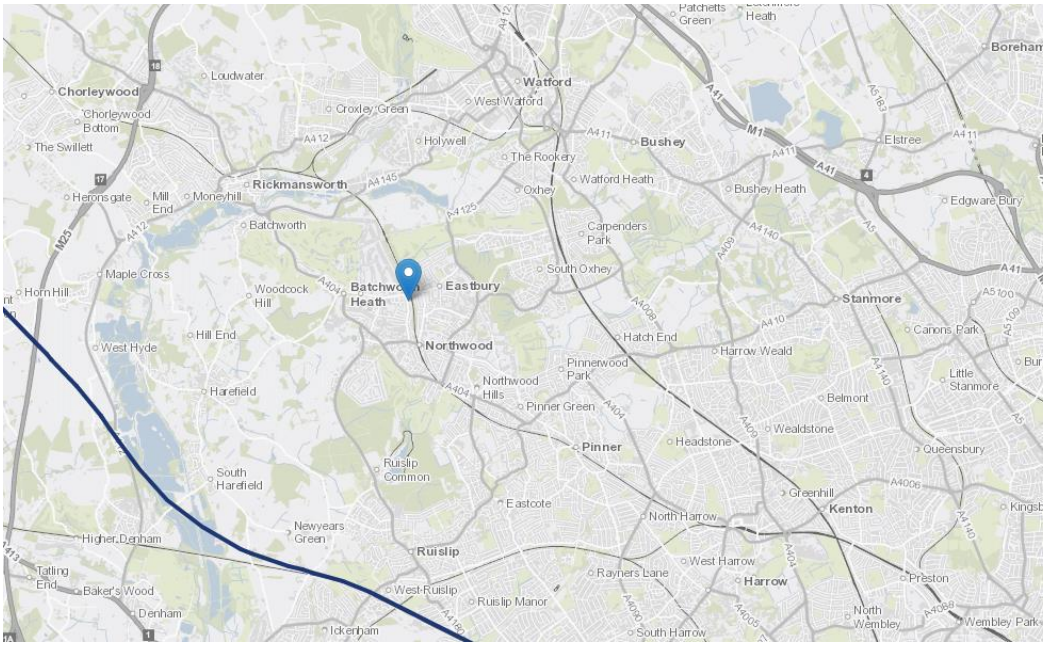
Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

London Bomb Site Mapping Data *http://bombsight.org*



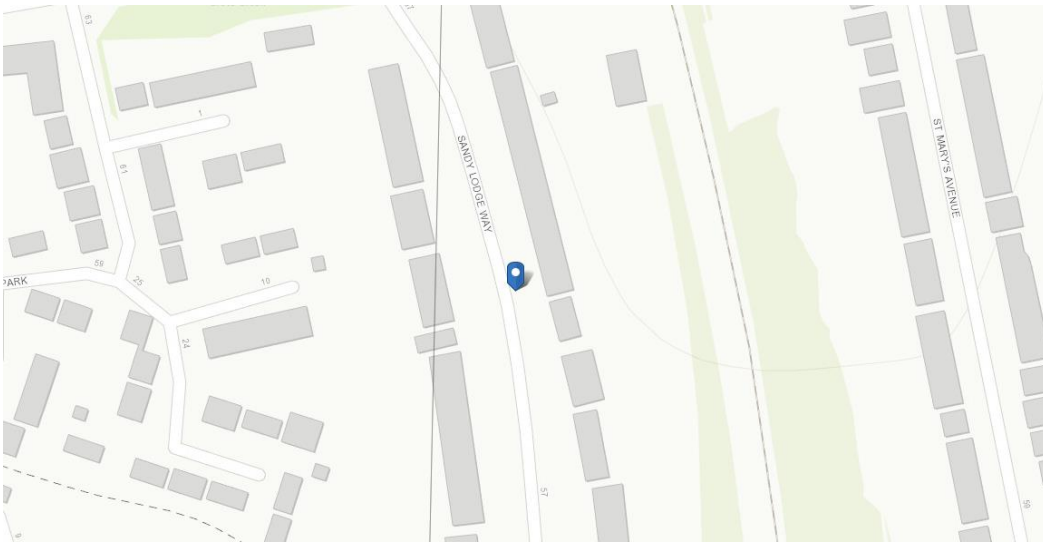
According to the WW2 Census, no bombs fell directly in Sandy Lodge Way.

HS2 Route Proximity:



The property does not appear to be impacted by the proposed HS2.

Radon Gas Check



http://www.ukradon.org/information/ukmaps

All parts of this 1km grid square are in the lowest band of radon potential. Less

than 1 % of homes above the Action Level.

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England, whose details can be found in the 'Useful Contacts' section of this report.

Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per

cubic meter.

Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works.

For more detailed information please call their free-phone number 0800 378017.

5.04 Gardens, Patios & External Paving

Note**: New planning regulations introduced on 1st October 2008 now affect how you can pave your front garden*. ***See Government Guidance website:- http://www.planningportal.gov.uk/permission/commonprojects/pavingfrontgarden/

Driveway:

The driveway slopes steeply towards the property at a rough guess I would say this slope is at a ratio of 1:15.

The driveway consists of Pea shingle Surface.

P05 - The footpath leading from the front of the property is a bit of a trip hazard. The paving is not very well bedded lots of open joints. This footpath really needs to be replaced.

One car was parked on the driveway during our visit.

Garden(s):

There is a substantial garden to the side as shown on

P70 - There is a very large garden at the rear this appears very firm underfoot appears reasonably well maintained though at this time of year the grass was burnt in places not to be unexpected.

Patio:

P47 - There is a crazy paved patio at the rear this is very uneven lots of trip hazards pointing is missing all over lots of loose stones. There are fall hazards here as well.

External Paving:

Some paved and unpaved areas around the property generally the paving is not very secure.

Recommendations / Reasons:

The patio really needs replacing.

5.05 Boundaries, Retaining Walls & Fences etc.

P10 - The front boundary on the left hand side when viewed from the road at presently is somewhere within the soft planted bed with lots of shrubbery here it's not entirely clear where the boundary is here. This needs to be verified with your conveyancer.

P02 - The boundary appears to be defined with the close boarded fencing which is attached to the outside building on the left this whole area is enclosed with a timber lightweight structure which then is fixed and bears on to the neighbours wall. This would mean that this wall where it is enclosed upon and only the section that it's enclosed upon would be classified as a party wall.

P37 – The boundary on the left hand side after the side building continues down with a close boarded fencing this goes all the way

down the left-hand side towards the rear of the garden noted that the fencing has been pushed over on the left beside the large Ash tree.

The boundary continues on down past the hen pen right down to the rear of the property generally appears in reasonable condition.

P38 - The boundary at the rear has a wire mesh fence not very robust but reasonably secure there is further fencing beyond this as well which secures of the railway track these areas are prone to Japanese knot weed so therefore we had a good and did not observe any.

We observed the trains running on the Central line - these trains appeared to go by very often and as we were standing there were two trains within two minutes so it is going to be quite busy.

There wasn't any vibration that we noted even standing at the bottom of the garden and the main property is quite a considerable distance away from this Boundary therefore other than noise I don't think you will experience any vibration noted notable.

P39 - The boundary extends up on the left-hand side again the wire mesh fencing has been used. I'm not sure but unlikely to define where the boundary is more likely to be the centre of the hedge. I did note that there is a mound of earth that has been dug from the property next door this would tend to suggest that the Boundary is where the metal fencing is as the person digging the stitch would've been working from the other side conveyancer needs to clarify.

The boundary on the left hand side looking at the property from the rear again as mentioned previously has got a mesh fencing. There is a mixture of shrubbery that forms a mature hedge at least 4 m high this extends all the way up to the timber fencing at the front with the door in at the boundary does appear to step to the left here as you come to the end of the property.

Recommendations / Reasons:

You should seek further clarification on who is responsible for the upkeep of the fences and walls on the boundary through your conveyancer.

Clarification needed on where the actual boundaries lie-should try and obtain original deed maps.

Trees

There are a number of trees at the front and rear of the property.

P69 - We noted medium-size tree stumps at the left-hand side of the garage when viewed from the rear. This has really affected the ground levels here and we noted that the front fence door would not open due to the roots.

We noted that a very large tree had been cut down on the left-hand side of the property not sure of what this was but it was substantial and would've towered above the property at one stage it looks like it has been cut down at least 20 years ago. Therefore any subsequent heave that it would've caused would have been visible by now from what we could see we did not observe any at this point.

P13 - On the right hand side of the right-hand garage we note it looks like a large beach tree. This is very close to the property and there is a

risk that this could cause structural issues in the future we did not observe any issues currently.

P13 - There are further two trees here to be a birch and a beach at the front of the garden towards the highway. Currently these are sufficiently out of range not to affect the property but as they grow they will most certainly begin to affect the soil dynamics of the property.

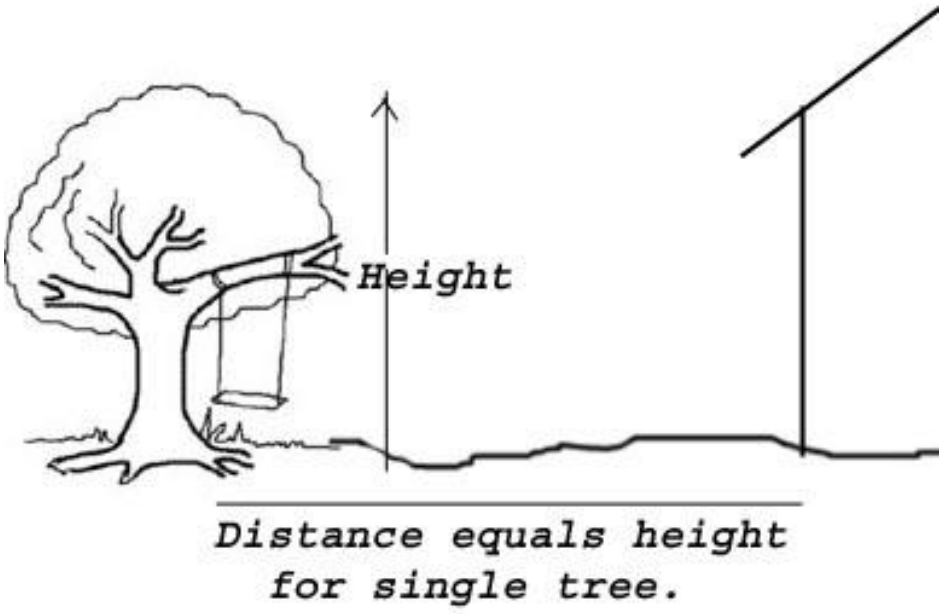
There is a large berry tree on the boundary with the neighbour on the left hand side again I would say that this is within range to cause/risk of damage in the future to the property by altering the soil dynamics adjacent to the foundations.

We noted that trees had been cut down at the left-hand side of the property when viewed from the rear at least two large trees here have been removed the roots which are very big are still visible refer to photograph and we noted that the downpipe here just discharges onto the ground for the garage roof which is on the right hand side.

There are further trees in the middle of the garden and these are a mixture of berry trees deciduous trees apple trees refer to sketch plan attached for locations indicated.

Recommendations / Reasons:

Trees are one of the biggest risks to properties with shallow foundations in highly shrinkable clay soils and they should always be kept under control. It's important as a basic rule(General rule of thumb see diagram belo) that trees should be no closer to the property than the distance between the base of their trunk to the property relative to the height this should be either be equal or below. When there are groups of trees together less distance Will need to be reduced. See below



5.07 Fixtures and

It is advised that you agree in writing, prior to exchange of contracts, all fixtures and fittings that will be included in the sale, your solicitor

	Fittings	dealing with the sale can advise you on this matter.
5.08	Wayleaves, Easements and Rights of Way	We did not note any on site. Other than the structure built on the left hand side of the property that relies on the neighbours wall for support. This appears to have been there for at least 20 years so will have a prescribed right. Conveyancer should check no issues with the neighbours currently in respect to this.
5.09	Planning & Environmental Matters	*Local Planning Authority: Three rivers* I did not observe any issues likely to cause concern in regards to planning issues or building control issues. However, any issues should be apparent by a local search carried out by the Conveyancer. Conversion of existing garage into kitchen area including raising the ridge level by 390mm to create internal head height and alterations to fenestration 34 Sandy Lodge Way Northwood Middlesex HA6 2AS Ref. No: 12/2303/FUL | Received: Fri 07 Dec 2012 | Validated: Wed 09 Jan 2013 | Status: Decided Certificate of Lawfulness Proposed development: Conversion of existing integral garage to create kitchen and storage, proposed loft conversion for master suite, new dormer and rooflights 34 Sandy Lodge Way Northwood Middlesex HA6 2AS Ref. No: 12/2159/CLPD | Received: Thu 15 Nov 2012 | Validated: Tue 20 Nov 2012 | Status: Decided Single storey garage extension to side 34 Sandy Lodge Way Northwood Middlesex HA6 2AS Ref. No: 95/0415 | Received: Mon 03 Jul 1995 | Validated: Mon 03 Jul 1995 | Status: Unknown For further planning information please visit the following link. https://www.planningportal.co.uk/homepage/4/buy_a_planning_map *It is recommended that the Conveyancer also carries out an* ***Enviro - Check Report*** *to identify any flooding, landfill (brownfield site) issues, Radon Gas or contamination issues etc.*

6.0 MATTERS FOR LEGAL ADVISERS ATTENTION

6.01 *Your legal adviser should check for the existence of the following:*

1. A test certificate for the electrical installation dated within the last 5 years from appropriately qualified electrician registered with a body such as NICEIC.
2. An up to date service record (last 12 months) for the central heating system from a Gas Safe registered contractor.
3. Evidence that any replacement glazing installed **since April 2002** complies with the Building Regulations. ***(See Note under Section 3.08)***
4. Whether any previous underpinning has been carried out at the property, or any report carried out on subsidence /structural issues.

Your legal adviser should also check the following matters:

1. The maintenance responsibility for the boundary fencing/hedges.

2. The existence of any tree preservation orders-neighbours.
3. *Party Wall etc Act 1996* – compliance with Party Wall legislation is to ensure that the adjoining owners' properties are protected during building works which may affect their building structure.
4. *Enquire when the trees were removed at the rear side of the garage. Also approximate date when the tree was cut down at the front of the property Adjacent to the front door.*

We noted that on the left hand side of the property where the neighbours wall has been enclosed upon by the light weight structure(Area containing heating system) this would be classified as a party wall giving rights to both neighbours over this wall.

6.02 **REGULATIONS ETC.**

You should ask your Legal Advisers to investigate, and for advice on, Local Authority approvals for:

- Other than the re-plastering of the utility area I did not note any recent works requiring building regulation approval-other than possibly the window installation which should have fensa certification.
- Building Regulations Approval Certificate For gas safe certificate for the stove in the front reception.

6.03 **GUARANTEES**

You should ask your Legal Advisers to investigate and advise on guarantees or warranties for :

- Boiler/Mega flow cylinder
- Washing machine etc.
- Any insect infestation guarantees

6.04 **OTHER MATTERS**

You should ask your Legal Adviser to investigate and advise on:

- The Conveyancer must carry out a *Drainage & Water Search* to identify any public drains that would restrict further building. Details of this should be forwarded to your Surveyor for further comment.

INSURANCE:

- It is advised that you insure the property from the moment of exchange of contracts, for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempest, flood, burst pipes / water storage units, subsidence, landslip, ground heave and public liability. If the property is left empty for a period please speak to your insurers regarding unoccupied property cover.
- Any structural issues raised within this Report will need to be discussed with an Insurance Broker to ensure that your proposed policy offers you sufficient

cover should **serious** structural issues arise in the future. I would suggest that this Report is given to an Insurance Broker and that they arrange insurance to cover the property based on the Report.

***Note** SEND COPY OF REPORT TO LEGAL ADVISERS: If, after reading and considering this Report, you intend to proceed with the purchase you should immediately pass a copy of this Report to your Legal Advisers with the request that, in addition to the necessary standard searches and enquiries, they check each and every one of the relevant items referred to in Section 6.0 above..*

7.0 CONCLUSIONS: ITEMS OF CONCERN & FOR FURTHER INVESTIGATION

7.0.1 SURVEYOR:

Your intention here is to modify the existing property.

These old type properties when one starts to carry out refurbishment works are a proverbial *can of worms* and it is difficult to put a budget together that does not go over in most cases.

I have given you a guide to the cost that I feel would be involved in doing a proper internal refurbishment. This may seem to you excessive as I know some people think these things can be done piecemeal, this is not the case and I find, as stated above that there will be issues that cause the budget to be extended.

7.0.2 OTHER CONCERNS:

My other concerns are highlighted throughout the report using the traffic light system.

We are not aware of any other significant considerations affecting the property, not already highlighted within the report. However, it is possible that some relevant matters may come to light as a result of the enquiries to be made by your Legal Advisers.

7.0.3 FURTHER INVESTIGATION:

We also recommend that you should put the following investigation in hand immediately:-

7.0.3.1 Roofs

Firmed up cost for replacement of roofs.

7.0.3.2 CCTV drain survey.

Required to ascertain current condition of underground drainage and to determine where the rainwater drains to.

7.0.3.3 Damp and beetle infestation

Report required to firm up costs.

7.0.3.4 *Asbestos materials.*

We have recommended that they should be tested and reported on further we have given details of a company that can do this. I have inserted a ballpark figure for replacement. it would be advisable to get firmed up costs after the report is carried out to determine what materials need to be removed.

8.0 SCHEDUE OF ESTIMATED COSTS

MAINTENANCE CONSIDERATIONS

When making your decision on whether or not to proceed, you should bear in mind the following significant matters which merit your attention and may involve significant expense at some future time. To get an indication of the amount involved, you may wish to get a local building contractor to give you an itemised quotation on the various repairs which are evident before you exchange contracts.

SCHEDULE OF APPROXIMATE COSTS

Detailed below is a schedule of estimated repair costs in relation to items raised under items of concern 🔴 This list is by no means conclusive and is indicative of the likely estimated repair costs. ***These costs are for guidance only and the actual building costs may vary significantly when full investigation and design is undertaken. We must point out that competitive quotations for all of this work should be obtained prior to purchasing the property.***

Item	Description	Short-Term Cost	Life Cycle Cost (5-10 Years)
1	Replacement of main roof and side tiled area (Suspected ACM cladding) it may be possible to just overhaul the roof which would be a lot cheaper but as discussed this is a very difficult exercise to achieve because of the existing condition of the tiles being very brittle.		**£22,000.00**
2	Replacement of side roofs left and right		**£8,000.00**
	Scaffolding costs for replacement roofs		**£5000.00**
3	Damp issues. install telescopic bricks proximately six number.	**£3,000.00**	
4	Remove and replace suspected ACM materials. Subject to a report only ballpark figure. If the tiled cladding on the roof is asbestos this could be very expensive to remove due to access difficulties.	**£5,000.00**	
5	Replacement of patio at rear and front footpath.	**£5,000.00**	
6	Upgrade existing electrics by adding modern board-subject to report. Upgrade may not be viable May have to rewire property. Subject to further report.	**£1,500.00**	

7	Replace Lintel/ Timber ?		**£1,500.00**
8	General maintenance of gutters	**£500.00**	
9	CCTV Drainage Inspection. New possible sump for rainwater drainage.	**£250.00**	**£1,500.00**
10	Repairs to garage doors at front and adjustment to side gate and fence at the front.	**£400.00**	
	Total Not including any VAT ***(not including further works which may be required awaiting investigation)***	**£15,650.00**	**£38,000.00**

9.0 INSURANCE RE-BUILD COSTS *(NOT MARKET VALUE)*

Note: These figures exclude costs for funding alternative temporary accommodation.

241M² (approximately) x £1,800.00 (industry build figure M²) = £433,800.00 x 1.4(fees and demo) = £607,320.00 say £650,000.00 to include contingency.

10.0 OVERALL CONCLUSIONS

There are a lot of issues to consider and the buyers should not put themselves under any pressure to commit to this sale before satisfying themselves that it is economically safe to do so.

SUMMARY

As soon as you receive the quotations and Reports for the work specified above and also the responses from your Legal Advisers, we will be pleased to advise whether or not they would cause us to change the advice given in this Report.

Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase.

We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse facts might come to light in the future.

Carl O'Boyle BSc FCIOB MRICS MFPWS (5628079) **Telephone Number: 020 8426 1448**
Tayross Associates Limited

Report Date: 17th of August 2020.

My Credentials:

I am a full professional member of the Royal Institution of Chartered Surveyors, the Faculty of Party Wall Surveyors and a Fellow of the Chartered Institute of Building for which I currently sit on the CIOB Professional

Conduct Committee / Investigations Panel. This Committee / Panel are responsible for upholding the disciplinary regulations and rules of conduct of the Institute and investigate any cases of alleged misconduct by members.

11.0 PHOTOGRAPHS

Use the web link in the covering email to view photographs.

NB. Photographs should be printed out as this web link may not always be available.

12.0 SKETCHES & DRAWINGS

SK – (0820)

Map Location

Full EPC

Asbestos Tiles

My Credentials:

I am a full professional member of the Royal Institution of Chartered Surveyors, the Faculty of Party Wall Surveyors and a Fellow of the Chartered Institute of Building for which I currently sit on the CIOB Professional Conduct Committee / Investigations Panel. This Committee / Panel are responsible for upholding the disciplinary regulations and rules of conduct of the Institute and investigate any cases of alleged misconduct by members.

	pumped into the cavities where it sets. Can lead to problems of dampness and make replacement of wall-ties more difficult - Rockwool: Inert mineral fibre pumped into the cavity.
Cavity Wall - Tie:	Metal device bedded into the inner and outer leaves of cavity walls to strengthen the wall. Failure by corrosion can result in the wall becoming unstable specialist replacement ties are then required.
Cesspool:	A simple method of drain comprising a holding tank that needs frequent emptying. Not to be confused with **Septic Tank.**
Chipboard:	Also referred to as "particle board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with Formica or melamine surface) furniture, especially kitchen units.
Collar:	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to Roof Spread.
Combination Boiler:	Modern form of gas boiler which activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders etc and generally the pressure is much better for showers.
Condensation:	Occurs when warm moist air meets a cold surface. The water in the air then either settles as water droplets on the surface (as it does on windows for example),or if the surface is absorbent, it soaks into the surface. In the latter case condensation is often not noticed unless or until mould appears. **(See also Ventilation)**
Coping / Coping Stone:	Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
Corbell:	Projection of stone, brick, timber or metal jutting out from a wall to support a weight.
Cornice:	Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.
Coving:	Curved junction between wall and ceiling or (rarely) between ceiling and floor.
Dado Rail:	Wooden moulding fixed horizontally to a wall, aprroximately 1 metre above the floor, originally intended to protect the wall against damage by chair-backs now very much a decorative feature.
Damp Proof Course: (DPC)	Course Layer of impervious material (mineral felt, pvc etc) incorporated into a wall to prevent dampness rising up the wall or lateral dampness around windows, doors etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.
Deathwatch Beetle: ***(Xestobium Refovillosum)***	Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.
Double Glazing:	A method of thermal insulation usually either: Sealed unit: Two panes of glass fixed and hermetically sealed together; or Secondary: In effect a second "window" placed inside the original window.
Downpipes:	Drainage pipes from guttering.
Dry Rot:(Serpula Lacrymans.)	A fungus that attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas. Not to be confused with **wet rot**.
Eaves:	The overhanging edge of a roof.
Efflorescence:	Salts crystallised on the surface of a wall as a result of moisture evaporation.
Engineering Brick:	Particularly strong and dense type of brick, sometimes used as damp-proof course.
Fibreboard:	Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.
Flashing:	Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper) but can be cement, felt or proprietary material.
Flaunching:	Contoured cement around the base of chimney pots, to secure the pot and to throw off rain.
Flue:	A smoke duct in a chimney, or a proprietary pipe serving a heat-producing appliance such as a central heating boiler.
Flue Lining:	Metal (usually stainless steel) tube within a flue essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
Foundations:	Normally concrete, laid underground as a structural base to a wall - in older buildings may be brick or stone.
Frog:	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.
Fused Spur:	Power socket that does not have a plug going into it, instead the cable from an appliance like a fridge, radiator, burglar alarm etc and has a fuse socket built into it.
Gable:	Upper section of a wall, usually triangular in shape, at either end of a ridged roof. - Gable end.
Gang:	Referred to for 13amp power pints 1 gang = 1 single socket 2 gang = 1 double socket.
Ground Heave:	Swelling of clay sub-soil due to absorption of moisture: can cause an upward movement in foundations.
Gully:	An opening into a drain, normally at ground level, placed to receive water etc. from downpipes and wastepipes. Haunching: **See Benching**.It is also a term used to describe the support to a drain underground.
Hip:	The external junction between two intersecting roof slopes.
Inspection Chamber:	Commonly called a man hole. Access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.

Jamb: Side part of a doorway or window.

Joist: Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.

Landslip: Downhill movement of unstable earth, clay, rock etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to sub-soil having little cohesive integrity.

Lath: Thin strip of wood used in the fixing of roof tiles or slates, or as a backing to plaster. Lath and plaster walls were very common in houses from late 1800,s to 1950's

Lintel: Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.

LPG: Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.

Man Hole: *See Inspection Chamber*

Mortar: Mixture of sand, cement, lime and water, used to join stones or bricks.

Mullion: Vertical bar dividing individual lights in a window.

Newel: Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.

Oversite: Rough concrete below timber ground floors: the level of the oversite should be above external ground level.

Parapet: Low wall along the edge of a flat roof, balcony etc.

Pier: A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.

Plasterboard: Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.

Pointing: Smooth outer edge of mortar joint between bricks, stones etc.

Powder Post Beetle: ***(Bostrychidae or Lyctidae family of beetles)***
A relatively uncommon pest that can, if untreated, cause widespread damage to structural timbers.

Purlin: Horizontal beam in a roof upon which rafters rest. Quoin: The external angle of a building; or, specifically, bricks or stone blocks forming that angle.

Rafter: A sloping roof beam, usually timber, forming the carcass of a roof. Random Rubble: Primitive method of stone wall construction with no attempt at bonding or coursing.

Rendering: Vertical covering of a wall either plaster (internally) or cement (externally), sometimes with pebbledash, stucco or Tyrolean textured finish.

Reveals: The side faces of a window or door opening. Ridge: The apex of a roof.

Riser: The vertical part of a step or stair.

Rising Damp: Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure etc.

Roof Spread: Outward bowing of a wall caused by the thrust of a badly restrained roof carcass **(see Collar)**.

Screed: Final, smooth finish of a solid floor, usually cement, concrete or asphalt.

Septic Tank: Tank Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders etc. Not to be confused with **Cesspool**.

Settlement: General disturbance in a structure showing as distortion in walls etc., possibly a result of major structural failure, very dry weather conditions etc. Sometimes of little current significance. **(See also Subsidence)**

Shakes: Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.

Shingles: Small rectangular slabs of wood used on roofs instead of tiles, slates etc.

Soakaway: Arrangement for disposal of rainwater, utilising graded aggregate laid below ground.

Soaker: Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimneystack, adjoining wall etc. Associated with flashings that should overlay soakers.

Soffit: The under-surface of eaves, balcony, arch etc. Solid Fuel: Heating fuel, normally coal, coke or one of a variety of proprietary fuels.

Spandrel: Space above and to the sides of an arch; also the space below a staircase.

Stud Partition: Lightweight, sometimes non-load bearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.

Subsidence: Ground movement, generally downward, possible a result of mining activities or clay shrinkage.

Sub-soil: Soil lying immediately below the topsoil, upon which foundations usually bear.

Sulphate Attack: Chemical reaction activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls and concrete floors.

Tie Bar: Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.

Torching: Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Transom: Horizontal part of a step or stair.

Tread: The horizontal part of a step or stair.

Trussed Rafters: Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.

Underpinning: Method strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.

Valley Gutter: Horizontal or sloping gutter, usually lead-or-tile-lined, at the internal intersection between two roof slopes.

Ventilation: Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing etc. and to assist in prevention of condensation. Floors -necessary to avoid rot, especially Dry Rot; achieved by airbricks near to ground level. Roofs - necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves. **(see Condensation)**

Verge: The edge of a roof, especially over a gable.

Verge Board: Timber, sometimes decorative plastic material, placed at the verge of a roof: also known as bargeboard.

Wainscot: Wood panelling or boarding on the lower part of an internal wall.

Wall Plate: Timber placed at the eaves of a roof, to take the weight of the roof timbers.

Wastepipe: Drainage pipe for baths, basins, wc's.

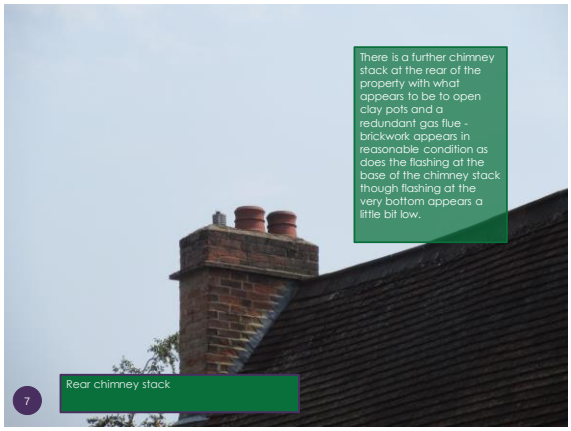
Wet Rot: ***(Coniophora Puteana)***Decay of timber due to damp conditions. Not to be confused with the more serious **Dry Rot**.

Woodworm: Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle **(*Anobium Punctatum*)**: by far the most frequently encountered insect attack in structural and joinery timbers.

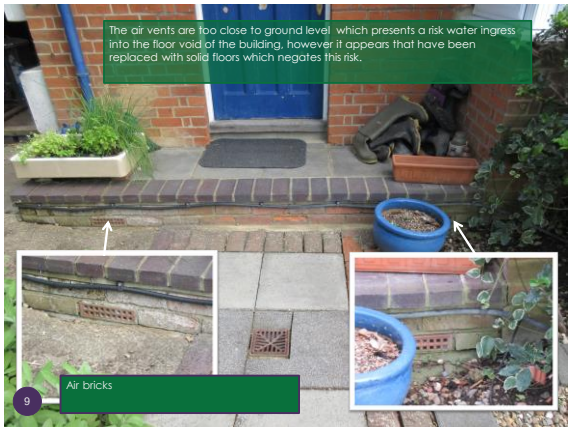
34 Sandy Lodge Way Northwood HA6 2AS

Building Survey

1


There is a further chimney stack at the rear of the property with what appears to be to open clay pots and a redundant gas flue - brickwork appears in reasonable condition as does the flashing at the base of the chimney stack though flashing at the very bottom appears a little bit low.
7
Rear chimney stack


We noted that the main valley coming down the roof on the right is not very straight, starts off very narrow, wider in the middle and then narrows again not been well done, lots of small tiles cut in to the valley here, when larger tiling a half should've been used workmanship poor here.
8
Valley


The air vents are too close to ground level which presents a risk water ingress into the floor void of the building, however it appears that have been replaced with solid floors which negates this risk.
9
Air bricks

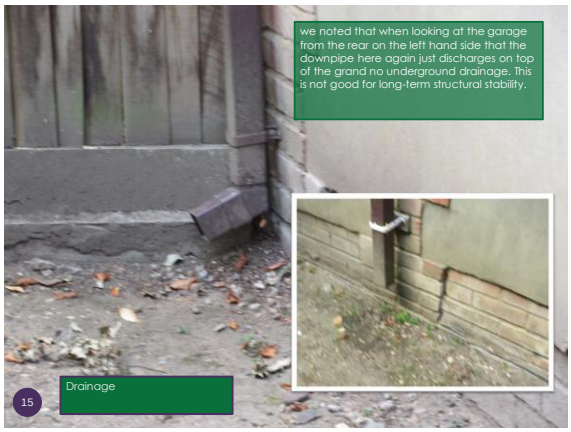

The front boundary on the left hand side when viewed from the road at presently is somewhere within the soft planted bed with lots of shrubbery here it's not entirely clear where the boundary is here. This needs to be verified with your conveyancer.
Front right boundary is clearly defined by timber fence and concrete post
10
Front left and right boundary

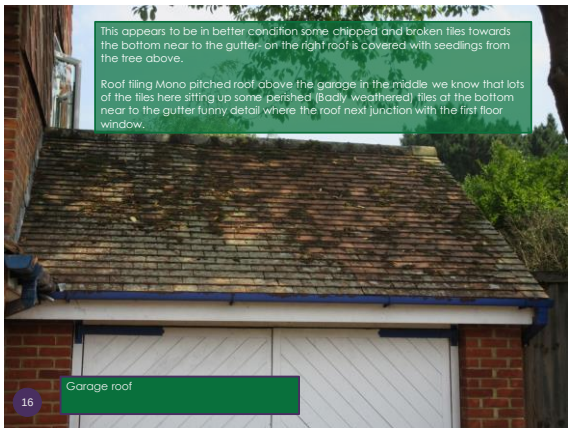

The guttering at the bottom of the Mono pitched roof above the bay window appears to be painted damaged just above the window and the joint on the right looks loose which runs the risk of leaking during heavy rain.
11
Front elevation

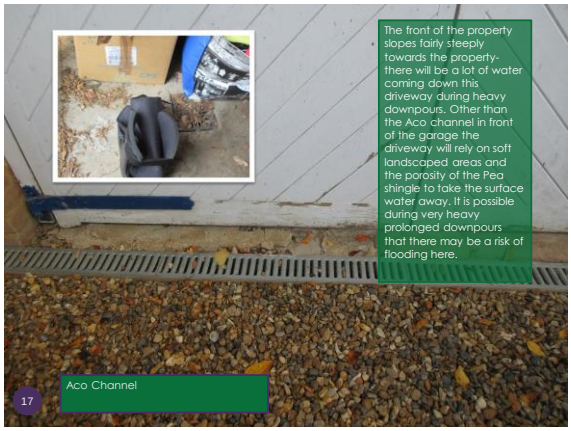

The brickwork on the right hand side of the property between the two garages at first floor level brickwork is weathered on the corner.
We noted that the doors to the garage on the right do not appear to open from the outside and appeared to be closed shut internally.
12
External wall

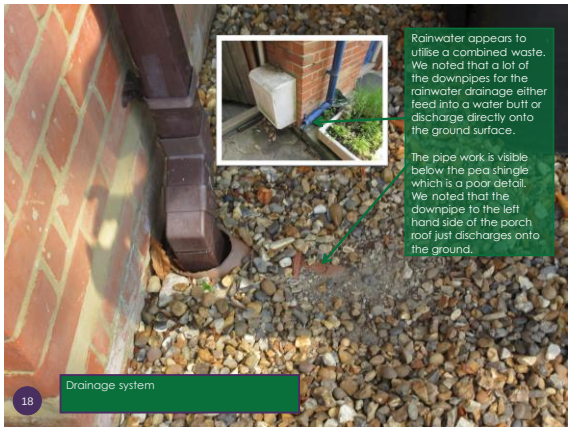

There is a large beach tree approximately < 10m high < 1m away from the property.
There are further two trees here to be a birch and a beach at the front of the garden towards the highway
13
Beach tree

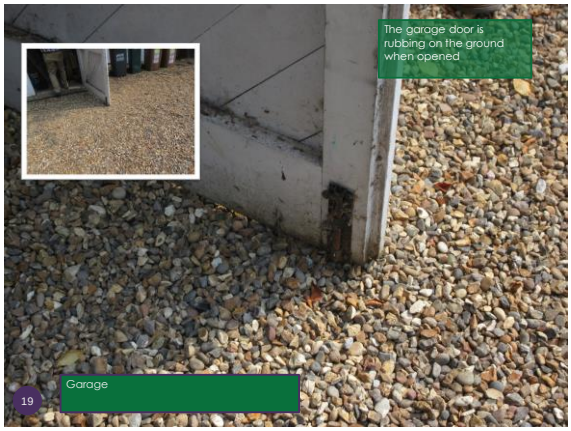

The eaves guttering is mostly original at the front, some of this has been changed on the right of the middle garage and to the end garage to a plastic guttering which has been painted. Some of the paintwork is peeling off and we noted to the front Mono pitched roof that the guttering was damaged.
The joints of the cast-iron guttering are rusty and there is white staining below – which might indicate that these gutters leak At the joints or have previously done so.
14
Rain water gutters


we noted that when looking at the garage from the rear on the left hand side that the downpipe here again just discharges on top of the grand no underground drainage. This is not good for long-term structural stability.
15
Drainage


This appears to be in better condition some chipped and broken tiles towards the bottom near to the gutter- on the right roof is covered with seedlings from the tree above.
Roof tiling Mono pitched roof above the garage in the middle we know that lots of the tiles here sitting up some perished (Badly weathered) tiles at the bottom near to the gutter funny detail where the roof next junction with the first floor window.
16
Garage roof

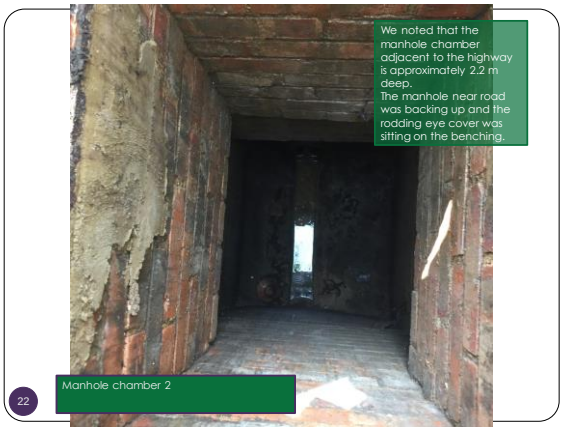

The front of the property slopes fairly steeply towards the property- there will be a lot of water coming down this driveway during heavy downpours. Other than the Aco channel in front of the garage the driveway will rely on soft landscaped areas and the porosity of the Pea shingle to take the surface water away. It is possible during very heavy prolonged downpours that there may be a risk of flooding here.
17
Aco Channel

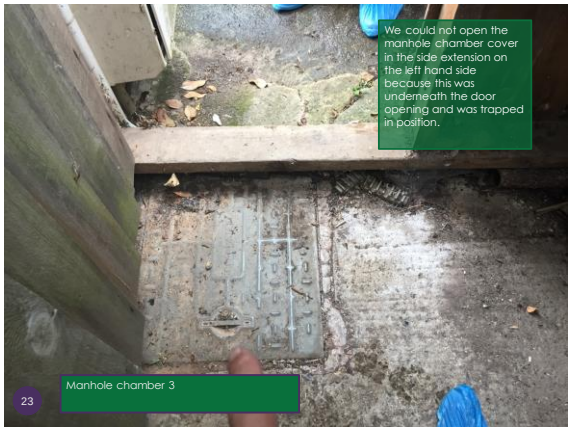

Rainwater appears to utilise a combined waste. We noted that a lot of the downpipes for the rainwater drainage either feed into a water butt or discharge directly onto the ground surface.
The pipe work is visible below the pea shingle which is a poor detail. We noted that the downpipe to the left hand side of the porch roof just discharges onto the ground.
18
Drainage system

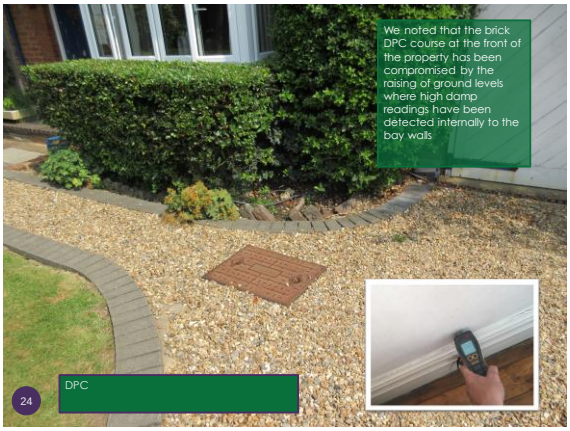

The garage door is rubbing on the ground when opened
19
Garage


There is visible wet rot and some corrosion to the garage door hinges
20
Garage door

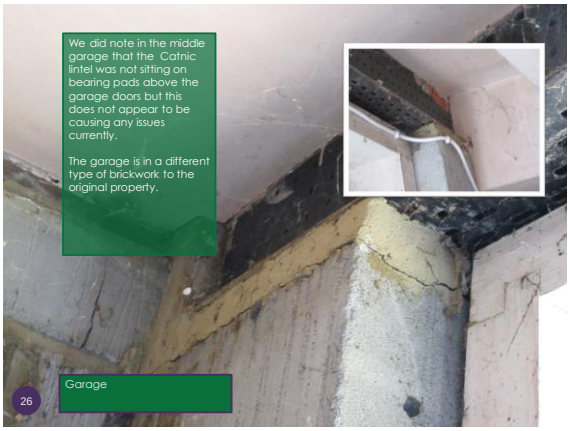

Manhole chamber 1 appears to be clear and flowing freely.
21
Manhole chamber 1


We noted that the manhole chamber adjacent to the highway is approximately 2.2 m deep.
The manhole near road was backing up and the rodding eye cover was sitting on the benching.
22
Manhole chamber 2


We could not open the manhole chamber cover in the side extension on the left hand side because this was underneath the door opening and was trapped in position.
23
Manhole chamber 3


We noted that the brick DPC course at the front of the property has been compromised by the raising of ground levels where high damp readings have been detected internally to the bay walls
24
DPC


We noted cement sheeting to the ceiling in the middle garage there is a high risk that this is a ACM.
25
Garage ceiling


We did note in the middle garage that the Catnic lintel was not sitting on bearing pads above the garage doors but this does not appear to be causing any issues currently.
The garage is in a different type of brickwork to the original property.
26
Garage


Wall just above the garage on the right hand side is clad with a diamond positioned flat Red/orange slate-there is a high possibility that this may be ACM - asbestos containing material .
27
Front right hand side first floor elevation


There is some cracked paintwork to the external porch ceiling
28
Porch ceiling


Roof above the first floor window on the right hand side is hipped we noted that some of the bonnets the mortar was missing.
29
Front roof elevation


some areas underneath the valley on the right hand side appears covered partly with leaves could not see the valley on the left as this is partly obscured by the gable but I did notice that there is at least one slipped tile.
30
Front roof elevation


The main perimeter walls are constructed with Red clay soft brickwork laid in a Flemish bond. It appears the front top section of the house has been repointed at a different time to the lower section. it looks like they have used Portland cement here which is not always suitable for solid wall construction as it has no degree of flexibility is brittle and prone to falling out in the long term. This will depend on how deep The pointing has been installed to I did not detect any current issues in this particular area.
31
Front elevation


The creasing tile below the first floor window is damaged and needs to be repaired
32
First floor front elevation


We noted that the door in the fencing on the right hand side does not open. The tree roots from the previous cut down tree appear to block the opening of the door.
33
Fence door

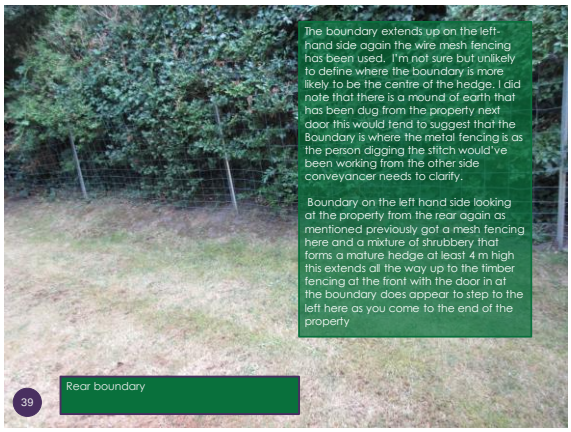

The gas meter is stored in an externally inbox. This appeared to be earth bonded.
34
Gas meter Location


Hot water is heated by the gas fired boiler in the side extension. This forms part of a pressurised heating system. There is a blow back chamber fitted. The Vaillant gas boiler is approximately six years old.
Vaillant
35
Boiler & Pressurised heating system

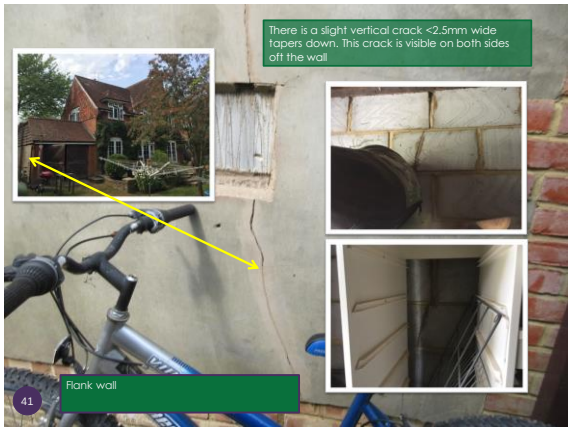

We noted different floor construction to the garage at least three different types in here we had A combination of screed, in situ tamped concrete and corbels. The garage was 50% full of storage materials here which prevented further inspection here.
36
Garage


Boundary on the left hand side after the side building continues down with a close boarded fencing this goes all the way down the left-hand side towards the rear of the garden noted that the fencing has been pushed over on the left beside the large Ash tree.
Boundary continues on down past the hen pen right down to the rear of the property generally appears in reasonable condition.
37
Rear left boundary


The boundary at the rear has a wire mesh fence not very robust but reasonably secure there is further fencing beyond this as well which secures of the railway track these areas are prone to Japanese knot weed so therefore we had a good and did not observe any.
We observed the trains running on the Central line. - these trains appeared to go by very often and as we were standing there were two trains within two minutes so it is going to be quite busy.
There wasn't any vibration that we noted even standing at the bottom of the garden and the main property is quite a considerable distance away from this Boundary therefore other than noise I don't think you will experience any vibration noted notable.
38
Rear boundary / Train tracks


The boundary extends up on the left-hand side again the wire mesh fencing has been used. I'm not sure but unlikely to define where the boundary is more likely to be the centre of the hedge. I did note that there is a mound of earth that has been dug from the property next door this would tend to suggest that the Boundary is where the metal fencing is as the person digging the stitch would've been working from the other side conveyancer needs to clarify.
Boundary on the left hand side looking at the property from the rear again as mentioned previously got a mesh fencing here and a mixture of shrubbery that forms a mature hedge at least 4 m high this extends all the way up to the timber fencing at the front with the door in at the boundary does appear to step to the left here as you come to the end of the property
39
Rear boundary


The main roof viewed from the rear again there are lots of chipped missing and slipped tiles here and also evidence that previous tiles have been replaced again this would indication of the age of the roof.
40
Rear roof elevation

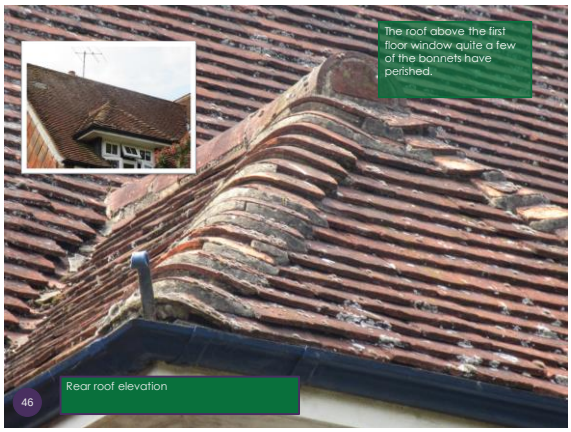

There is a slight vertical crack <2.5mm wide tapers down. This crack is visible on both sides off the wall
41
Flank wall


We noted that the DPC level to the right hand side garage on the flank wall w as at the same level externally as the ground level. We later discovered taking damp readings internally that the wall here was damp. Not surprising as it is constructed in highly porous lightweight block work and appears to be only a half brick thick between the piers with no cavity.
42
Flank wall

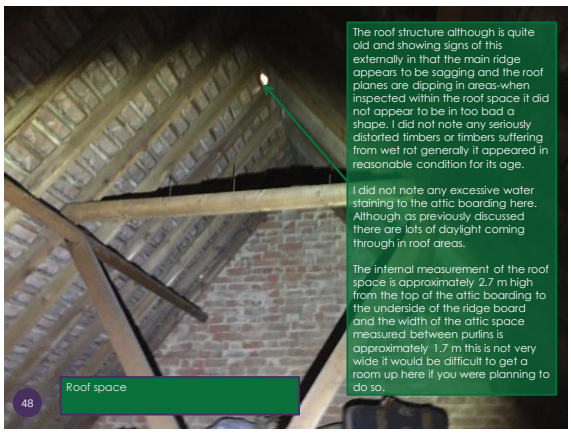

The roof above the structure on the storage area of the property consists of mineral felt. This looks to be at least 15 to 20 years old and therefore is coming to the end of its life expectancy.
Doors to the rear of this garage (On the far left hand side when viewed from the rear) are timber. Paintwork appears tarnished. This only appears to have internal lock.
43
Rear elevation

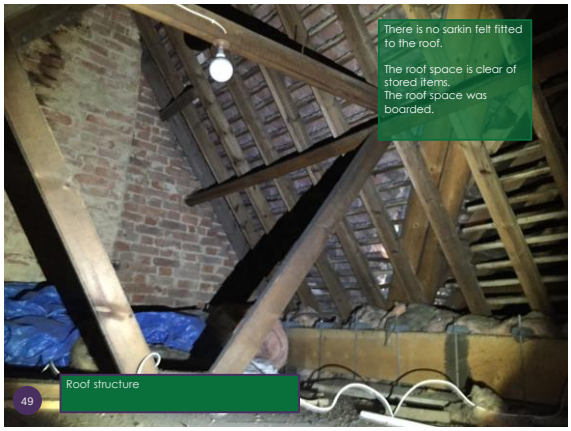

We noted the main roof when viewed from the rear left-hand side again the valley is not well built lots of bits of tiles falling into the valley.
44
Rear roof elevation

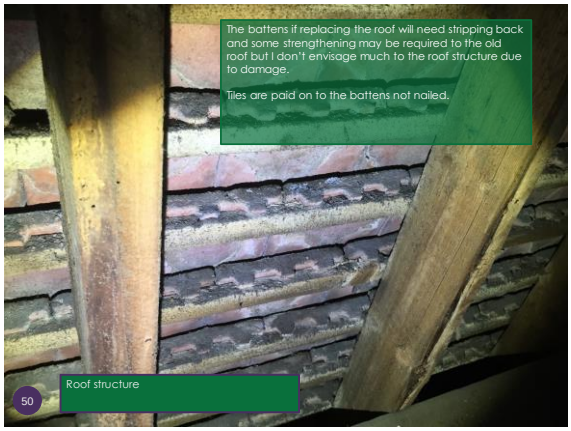

When viewed from the rear we noticed that a lot of bricks have been replaced intermittently and the mortar pointing had been redone but not matching. This is most likely due to the age of the property and the fact that these bricks are soft in nature and some tend to be affected more than others over the long term.
45
Rear first floor elevation

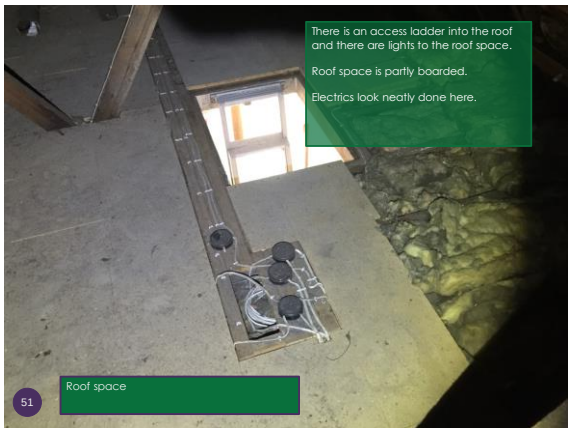

The roof above the first floor window quite a few of the bonnets have perished.
46
Rear roof elevation

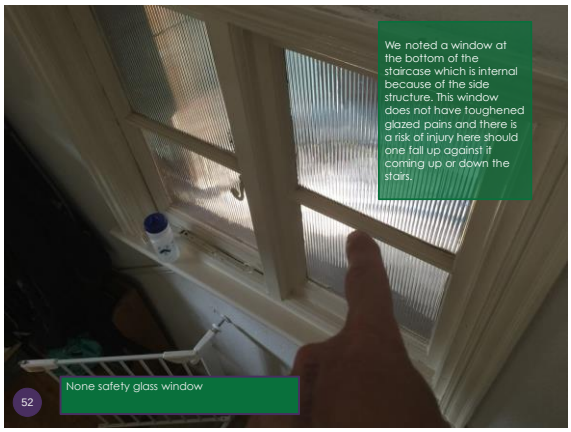

There is a crazy paved patio at the rear this is very on even lots of trip hazards pointing is missing all over lots of loose stones. There are fall hazards here as well.
47
Patio


The roof structure although is quite old and showing signs of this externally in that the main ridge appears to be sagging and the roof planes are dipping in areas-when inspected within the roof space it did not appear to be in too bad a shape. I did not note any seriously distorted timbers or timbers suffering from wet rot generally it appeared in reasonable condition for its age.
I did not note any excessive water staining to the attic boarding here. Although as previously discussed there are lots of daylight coming through in roof areas.
The internal measurement of the roof space is approximately 2.7 m high from the top of the attic boarding to the underside of the ridge board and the width of the attic space measured between purlins is approximately 1.7 m this is not very wide it would be difficult to get a room up here if you were planning to do so.
48
Roof space

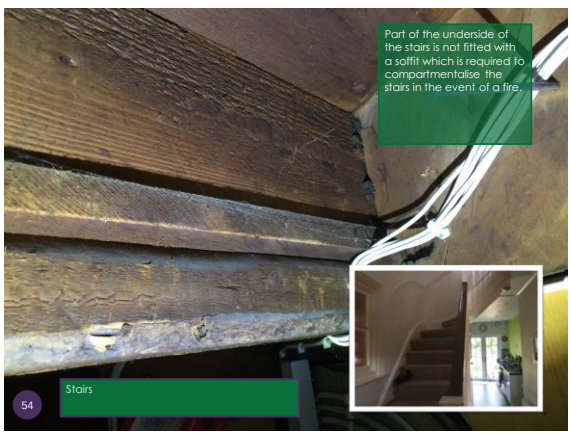

There is no sarkin felt fitted to the roof.
The roof space is clear of stored items.
The roof space was boarded.
49
Roof structure

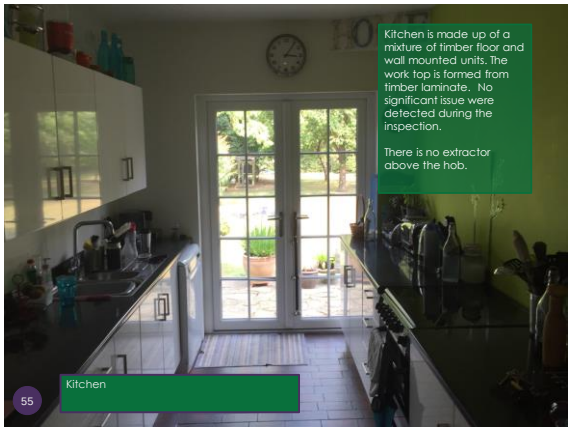

The battens if replacing the roof will need stripping back and some strengthening may be required to the old roof but I don't envisage much to the roof structure due to damage.
Tiles are paid on to the battens not nailed.
50
Roof structure


There is an access ladder into the roof and there are lights to the roof space.
Roof space is partly boarded.
Electrics look neatly done here.
51
Roof space

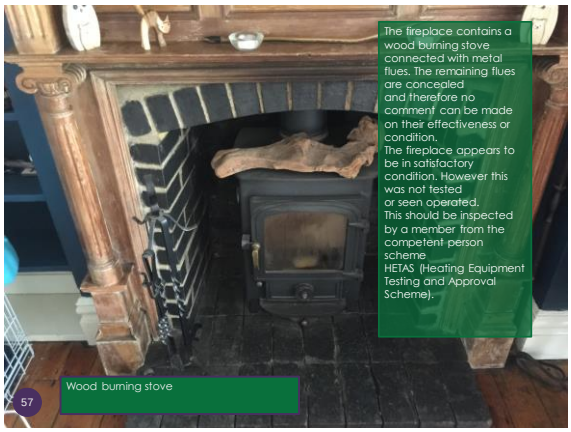

We noted a window at the bottom of the staircase which is internal because of the side structure. This window does not have toughened glazed pains and there is a risk of injury here should one fall up against it coming up or down the stairs.
52
None safety glass window


The mainboard consists of old type fuses and a plastic trip switchboard which would not comply with modern electrical regulations. Current regulations require metal cased trip switchboard.
RCD Controlled Circuits
MAIN SWITCH
53
Trip switch board & fuses

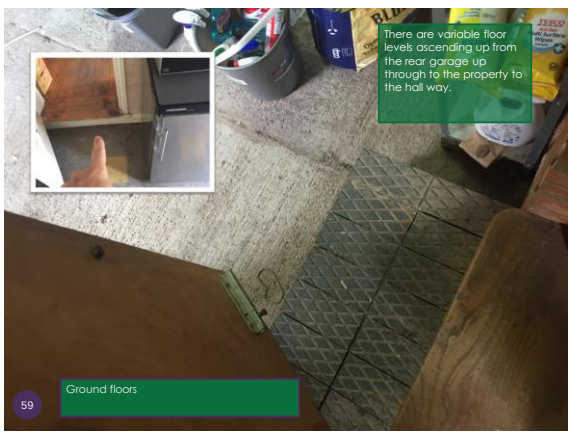

Part of the underside of the stairs is not fitted with a soffit which is required to compartmentalise the stairs in the event of a fire.
54
Stairs

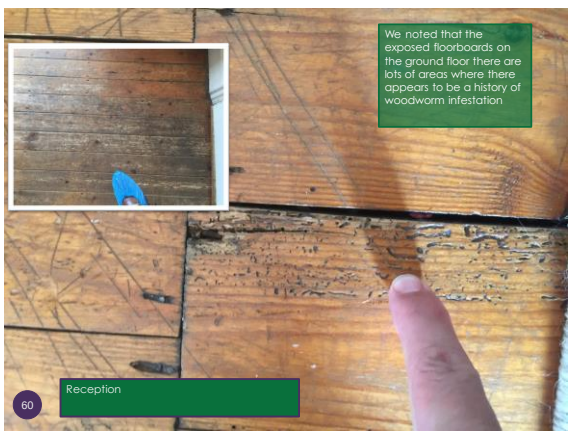

Kitchen is made up of a mixture of timber floor and wall mounted units. The work top is formed from timber laminate. No significant issue were detected during the inspection.
There is no extractor above the hob.
55
Kitchen


Water pressure form the cold water mains to the kitchen sink appears satisfactory. There does not appear to be any visible earth bonding.
56
Kitchen

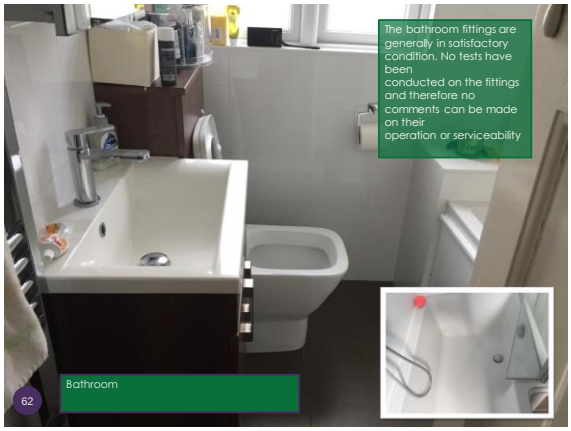

The fireplace contains a wood burning stove connected with metal flues. The remaining flues are concealed and therefore no comment can be made on their effectiveness or condition.
The fireplace appears to be in satisfactory condition. However this was not tested or seen operated.
This should be inspected by a member from the competent person scheme HETAS (Heating Equipment Testing and Approval Scheme).
57
Wood burning stove


We noted that the tiles to the floor in the utility area are very likely to be a ACM.
58
Utility room

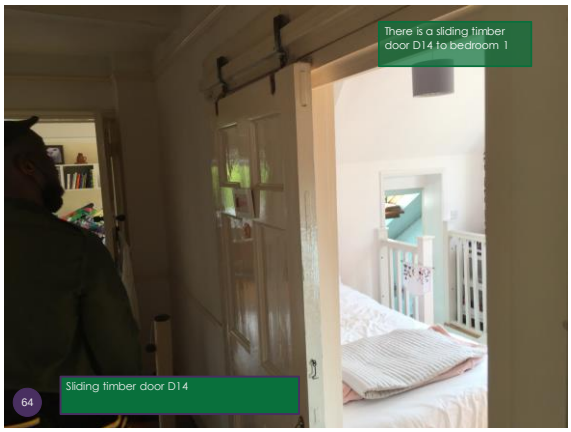

There are variable floor levels ascending up from the rear garage up through to the property to the hall way.
59
Ground floors

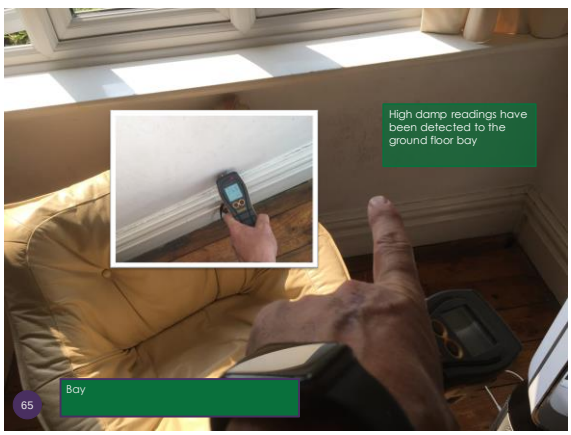

We noted that the exposed floorboards on the ground floor there are lots of areas where there appears to be a history of woodworm infestation
60
Reception

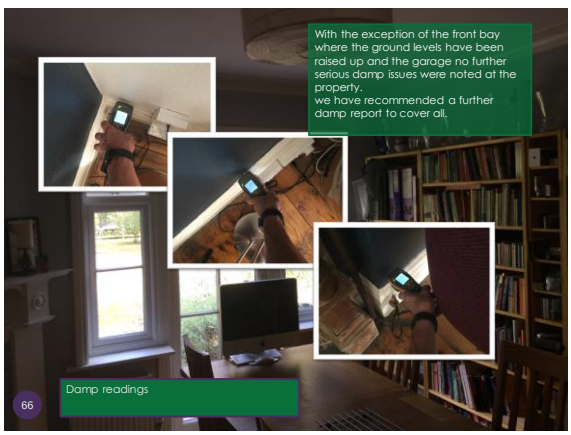

There appears to be an alarm system fitted at the property. This was not inspected. Therefore you should request that this is demonstrated for you and any service record and operational manuals provided.
61
Alarm system


The bathroom fittings are generally in satisfactory condition. No tests have been conducted on the fittings and therefore no comments can be made on their operation or serviceability
62
Bathroom

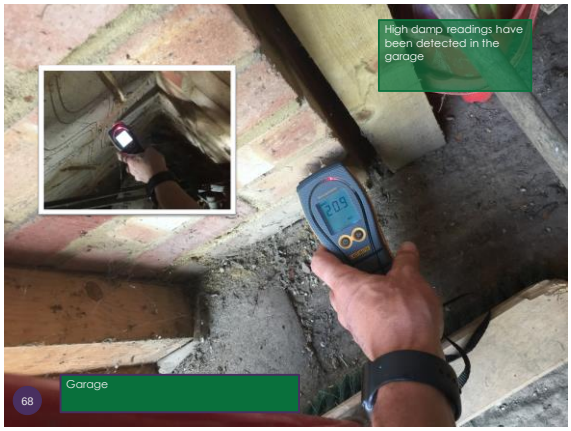

There is no visible electrical earth bonding fitted to the bathroom basin.
63
Bathroom basin

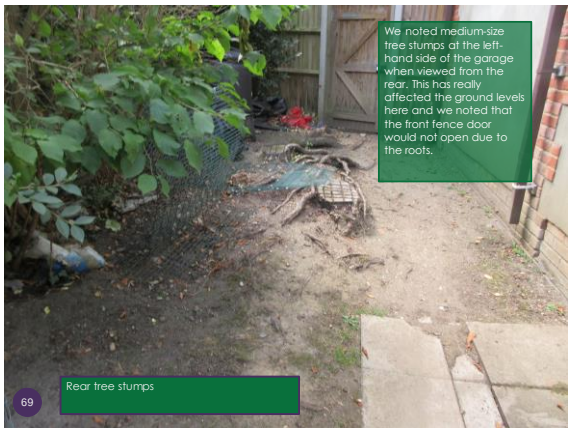

There is a sliding timber door D14 to bedroom 1
64
Sliding timber door D14

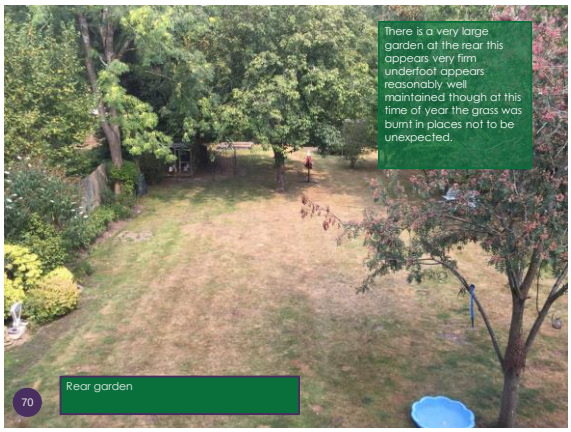

High damp readings have been detected to the ground floor bay
65
Bay

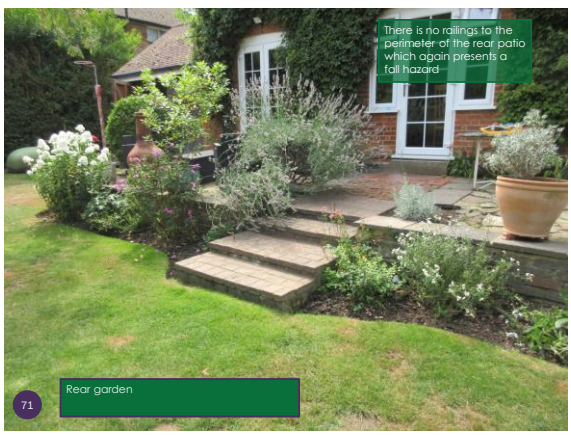

With the exception of the front bay where the ground levels have been raised up and the garage no further serious damp issues were noted at the property, we have recommended a further damp report to cover all.
66
Damp readings


Marginal damp readings have been detected to the wall at the base of the steps
67
Marginal damp


High damp readings have been detected in the garage
68
Garage

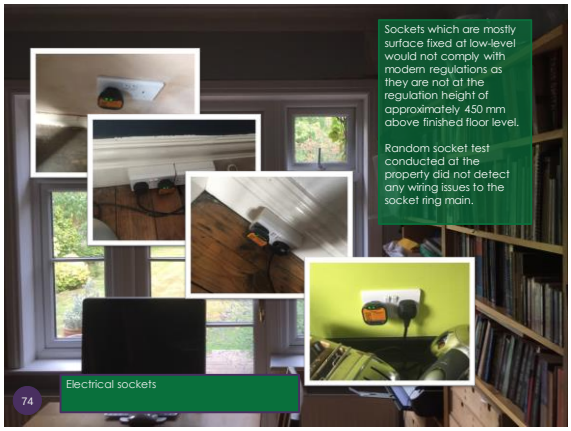

We noted medium-size tree stumps at the left-hand side of the garage when viewed from the rear. This has really affected the ground levels here and we noted that the front fence door would not open due to the roots.
69
Rear tree stumps


There is a very large garden at the rear this appears very firm underfoot appears reasonably well maintained though at this time of year the grass was burnt in places not to be unexpected.
70
Rear garden


There is no railings to the perimeter of the rear patio which again presents a fall hazard
71
Rear garden

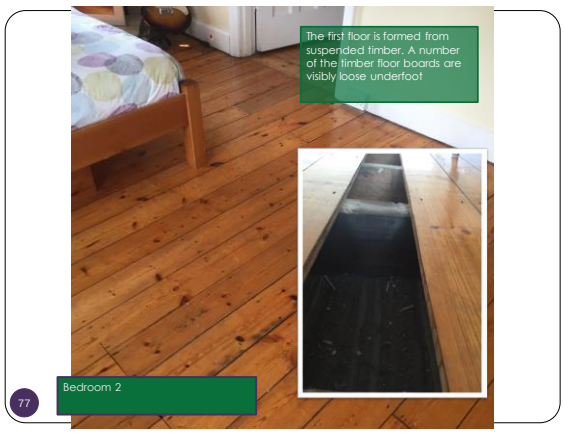

There is a slight crack <1mm wide above therear dining room door. There is evidence of this cracking on the other side of the door in the brickwork-there may be a lintel issue here difficult to say. I have inserted a cost in the LCC section of the report for the replacement of the lintel if it should be required
72
Dining room


UPVC doors at rear appear in reasonable condition.
73
Rear double doors

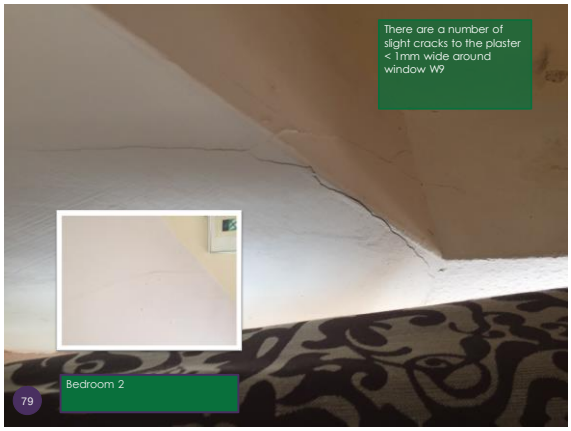

Sockets which are mostly surface fixed at low-level would not comply with modern regulations as they are not at the regulation height of approximately 450 mm above finished floor level.
Random socket test conducted at the property did not detect any wiring issues to the socket ring main.
74
Electrical sockets


Slight crack < 1mm wide to ceiling in bedroom 3
75
Bedroom 3

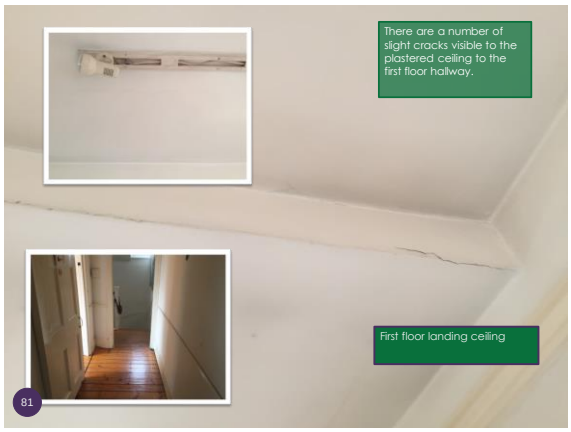

The plastered walls around the window reveal appears rough and unfinished with some slight cracks visible < 1mm wide.
76
Study


The first floor is formed from suspended timber. A number of the timber floor boards are visibly loose underfoot
77
Bedroom 2


There is a slight horizontal crack <1mm wide below window W10 in bedroom 2.
PEOPLES CENTURY
78
Bedroom 2

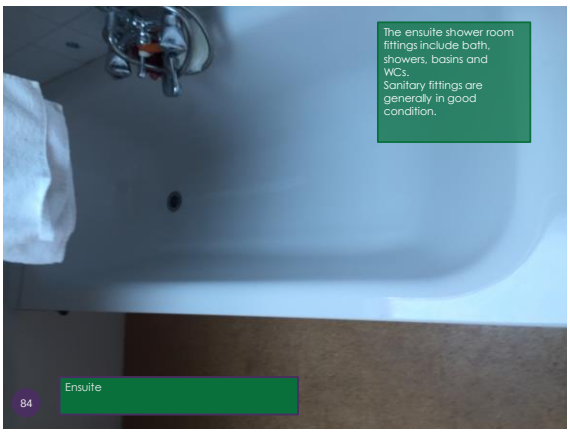

There are a number of slight cracks to the plaster < 1mm wide around window W9
Bedroom 2
79

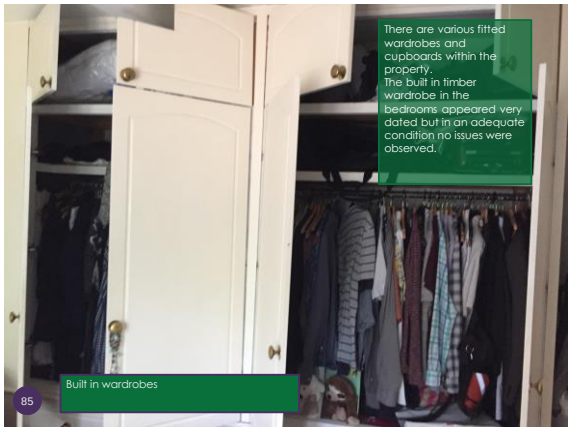

There is a slight crack < 1mm wide above door D16
Bedroom 2
80


There are a number of slight cracks visible to the plastered ceiling to the first floor hallway.
First floor landing ceiling
81

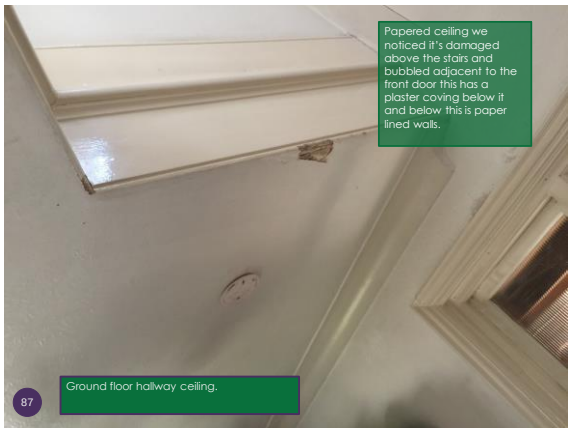

There is a slight crack < 1mm wide to the wall adjacently above door D13
First floor landing
82

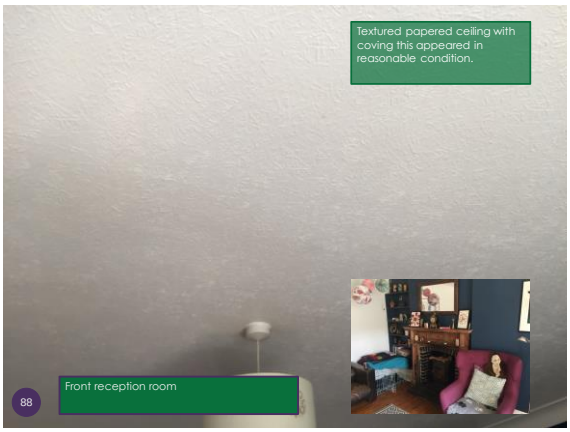

The wc was operational during the inspection this appears dated
Ensuite
83

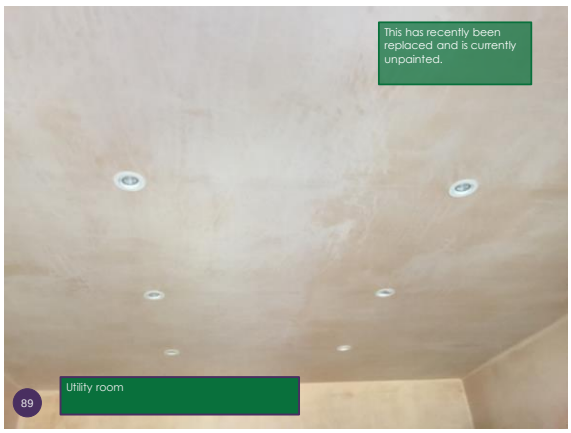

The ensuite shower room fittings include bath, showers, basins and WCs.
Sanitary fittings are generally in good condition.
Ensuite
84


There are various fitted wardrobes and cupboards within the property.
The built in timber wardrobe in the bedrooms appeared very dated but in an adequate condition no issues were observed.
Built in wardrobes
85


There are a number of slight cracks < 1mm wide. The ceiling beam appears to be noticeably sagging in bedroom 3
Bedroom 3
86


Papered ceiling we noticed it's damaged above the stairs and bubbled adjacent to the front door this has a plaster coving below it and below this is paper lined walls.
Ground floor hallway ceiling.
87


Textured papered ceiling with coving this appeared in reasonable condition.
Front reception room
88

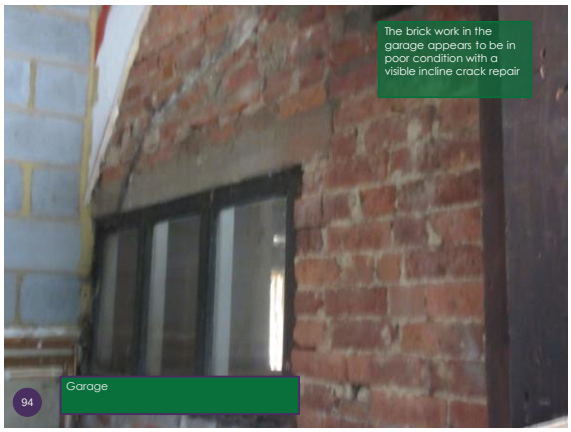

This has recently been replaced and is currently unpainted.
Utility room
89


The front door is original locking mechanism appears to be fairly robust. Glazing is not toughened.
Front door
90


The crown roof above the garage consists of mineral felt-this is very old (At least 20 years plus) and I noted some holes in the felt adjacent to the side window. The detailing between the mineral felt and brick up stands is poor. There is a plastic roof light here which does not appear very robust. Felt roof such of these normally have a life expectancy of between 15 and 20 years so this one is definitely nearing the end of its life expectancy without requiring major maintenance and repairs.
91
Garage crown roof


There is no lead flashing detail below window above garage roof.
92
Garage roof


The structure to the left hand side of the property When viewed from the road relies on support from the neighbours wall. This would mean that this wall is a party wall (But only for the part that is enclosed upon) as this structure appears to have been there a considerable amount of time.
We noted that the rainwater coming of the structure flat roof on the left-hand side of the property where the boiler is contained is taken by a water butt at the rear.
93
Rear ground floor elevation

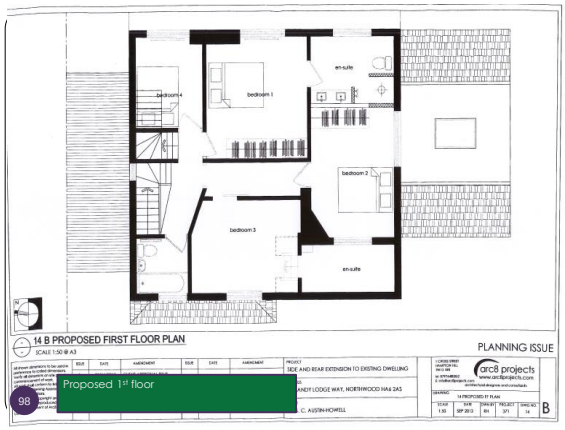

The brick work in the garage appears to be in poor condition with a visible incline crack repair
94
Garage


We noted that on the first floor right-hand window the brickwork here looks like it had been replaced and slips of brickwork have been cut in above the soldier course
95
Rear first floor elevation

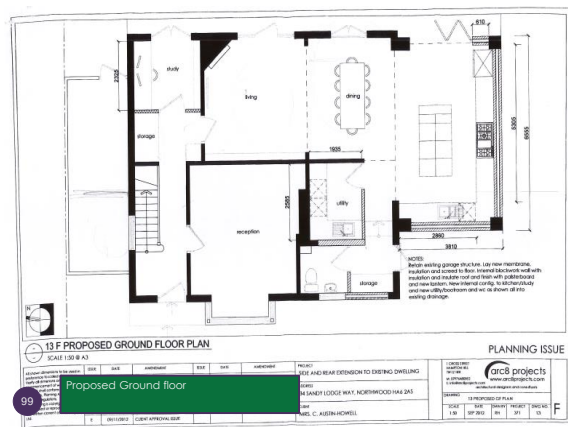

Arch to brickwork above the doors at the rear we noticed very slight cracking to the middle arch affecting two brick courses.
96
Rear elevation

The driveway slopes steeply towards the property at a rough guess I would say this slope is at a ratio of 1:15.
The driveway consists of Pea shingle.
The footpath leading from the front of the property is a bit of a trip hazard. The paving is not very well bedded lots of open joints.
One car was parked on the driveway during our visit.

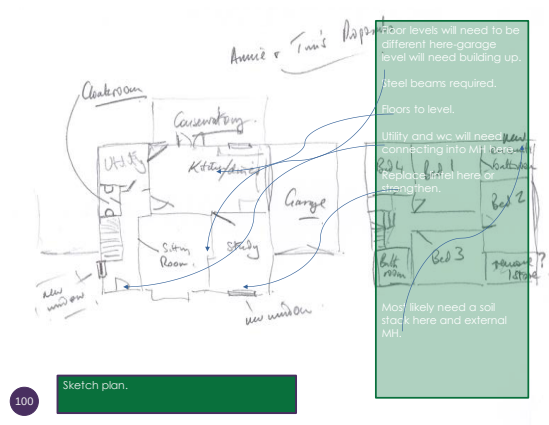
97 Driveway



98 Proposed 1st floor



99 Proposed Ground floor



Floor levels will need to be different here-garage level will need building up.

Steel beams required.

Floors to level.

Utility and wc will need new connecting into MH here-Replace lintel here or strengthen.

Most likely need a soil stack here and external MH.

100 Sketch plan.

101 Elevations.