TAYROSS

CHARTERED BUILDING SURVEYORS

DETAILED BUILDING SURVEY

INCORPORATING A VISUAL / STRUCTURAL ASSESSMENT OF THE PROPERTY

SAMPLE SURVEY

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SUMMARY OF CONTENTS

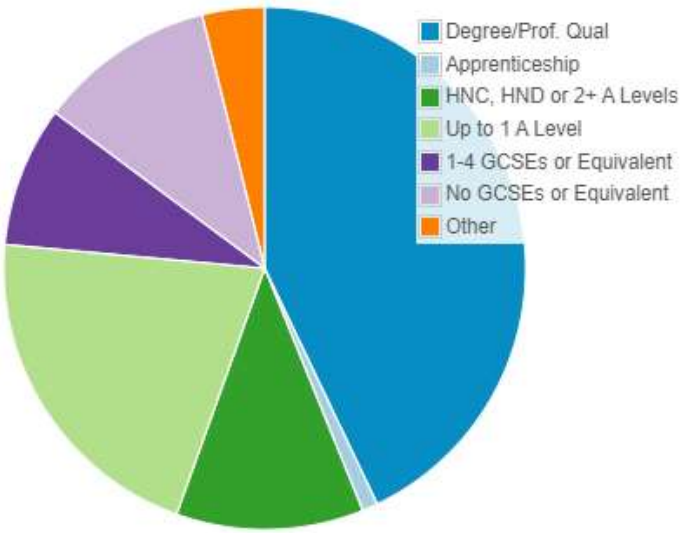
1. GENERAL INFORMATION

1.01	Name Of Client	Name:
1.02	Property Address	
1.03	Date of Inspection	7th of July 2022
1.04	Inspected By	Carl O'Boyle. BSc FCIOB MRICS MFPWS
1.05	Weather	Sunny
1.06	Limits to Inspection	We had limited views of the flat crown of the roof due to inaccessibility to be able to inspect the roof from a internal roof access hatch.
1.07	Tenure & Occupation	We believe the property to be freehold confirmation should be sought from your legal advisers
1.08	Scope of Instructions	To carry out a level 3 RICS structural survey of a detached property and detached garage.

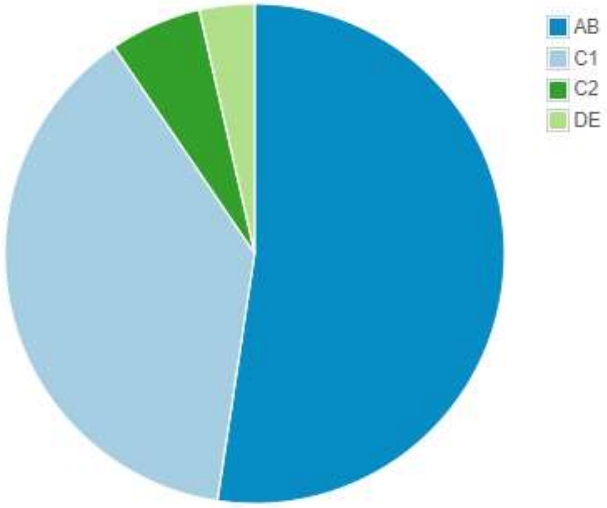
2. GENERAL DESCRIPTION OF PROPERTY

2.01	Type	This is a modern detached property constructed property over three levels, built in 2019. The garage was constructed I believe in and around 2010 therefore it is most likely the garage is not included in the warranty. However, I did not see any specific reference to it Being excluded and therefore this may have been overlooked when the warranty was agreed. I would enquire further through your conveyancer.
2.02	Building Age	Property is less than four years old.
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:

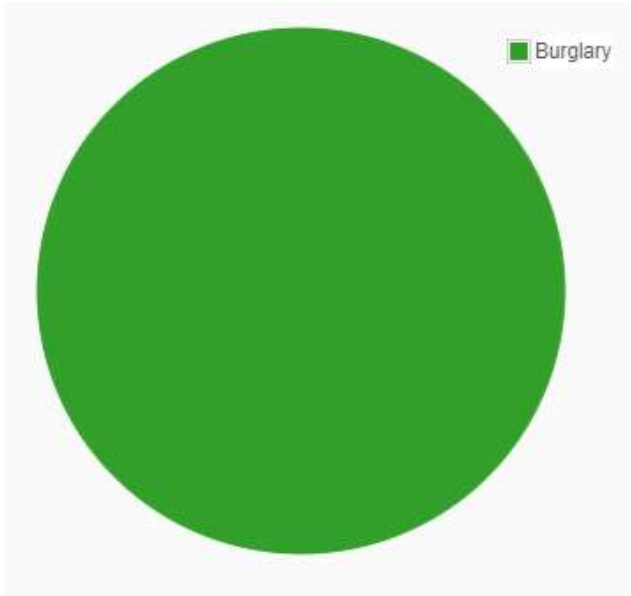


POPULATION:

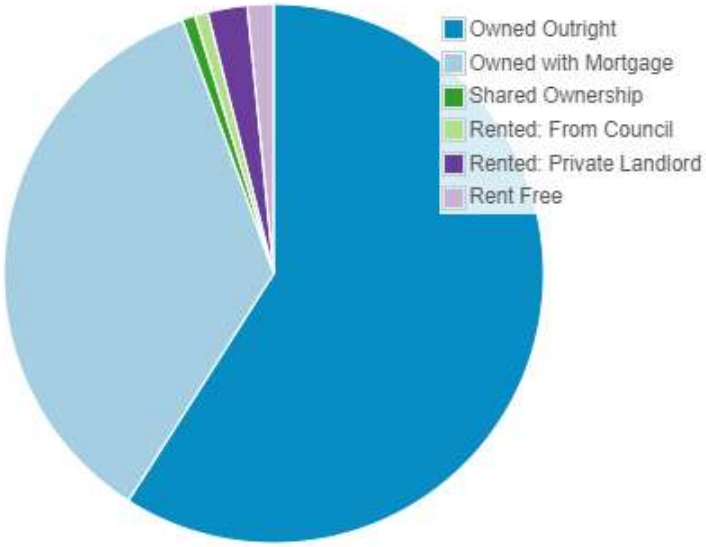


CRIME:

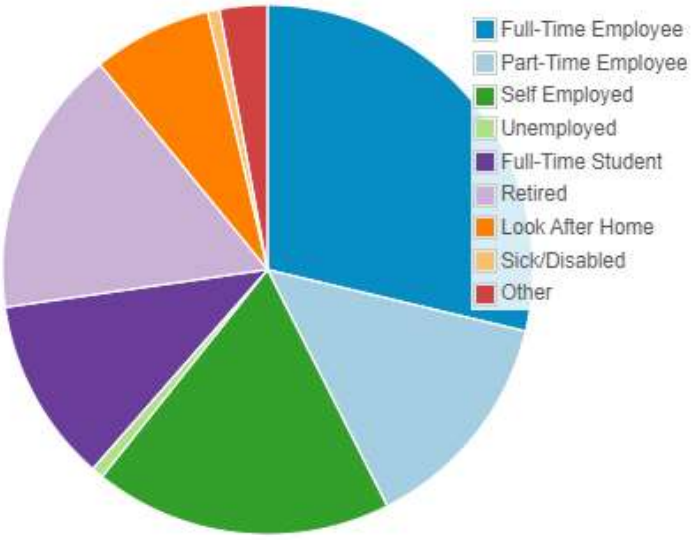
Policing description for the area.



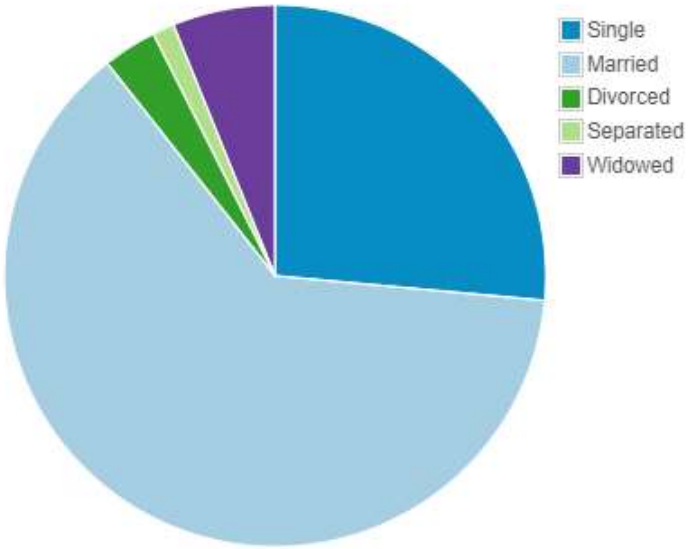
HOUSING:



EMPLOYMENT:



FAMILY:



2.04 Accommodation

Ground Floor:-

- Reception Room 1:
- Kitchen/Breakfast Room:
- Dining Room:
- Kitchen 2:
- Study:
- Utility:

First Floor:-

- Bedroom 1:
- Bedroom 1 Ensuite:
- Bedroom 1 W.I.W:
- Bedroom 2:
- Bedroom 2 Ensuite:
- Bedroom 4:
- Bedroom 4 Ensuite:
- Bedroom 5:
- 3-piece Family Bathroom

Second Floor:-

- Bedroom 3:
- Bedroom 3 Ensuite:
- Play Room:

Additionally:-

- Detached Double 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

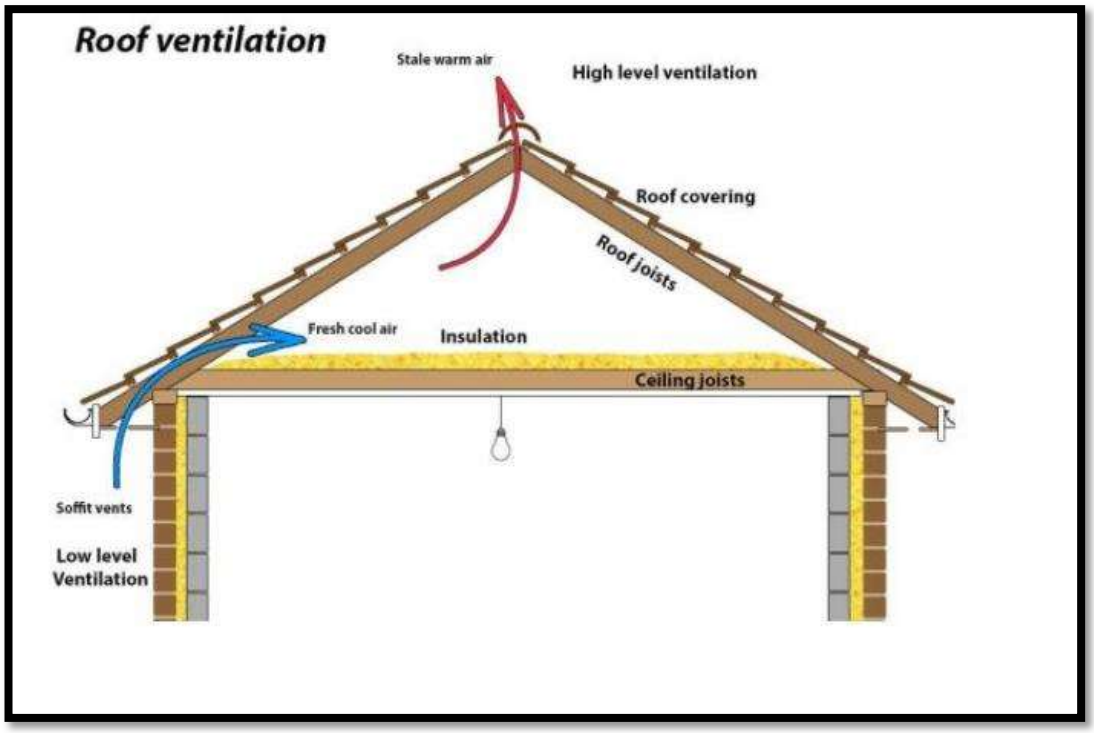
There are no chimney stacks at the property.

Recommendations / Reasons:

None

3.02 Roof

Coverings and Roof Space Ventilation Diagram A



Coverings and Roof Space Ventilation

● P09 - We noted that there is no soffit ventilation to the habitable roof space which is a building regulation requirement. It is a bone of contention whether soffit ventilation is required or not- some schools of thought have it; that if you use a breathable under slate membrane and ventilate the roof at ridge level which this property appears to have, that there is no requirement for soffit ventilation, however, NHBC(National house builders council) made it clear that soffit ventilation is required. This can be relatively easily installed retrospectively, so I'm not so over concerned and I have inserted cost at the end of the report for this. there are no indications at the property that this has caused any problems to date.

Structure / Pitched Roof Slopes

Roofs viewed at the front from ground level;

P02-03 - The covering to the main roof and garage consists of natural riven slates. It appears to me that the slates have not been graded i.e. this is when the slates are measured in thickness heavier slates at the bottom lighter slates a top and this gives a more even appearance. I noted that some of the slates are riding on top of each other this occurs when insufficient gaps are left between the slates i.e. normally should be around 3 mm minimum. This is to allow for an expansion and contraction during hot and cold weathers respectfully. This can in some instances cause the tiles/slates to snap. I did not note any that have but I did note that a few of the slates are riding on top of each other which gives that uneven appearance or exacerbates it.

The ridges and hips are dry fixed I did not observe any issues with these either to the main or garage roof.

Roof viewed from the rear;

P03 - Three large lead clad dormers at the rear with sliding sash windows at the front plastic facias and plastic rainwater goods. These all appeared in good condition. I did note that none of the lead appears to have been clipped/cleated down this can be a long-term issue if high winds should cause the lead to lift. There are no indications of this presently.

P03 - Slate roof at the rear appears in reasonable condition again no spaces have been left between the individual slates which give the roof covering an uneven appearance were slates ride on top of each other when they expand and have nowhere to go.

Flat roof above the dining area.

P06 - This consists of a GRP roof which has added grit particles on top, I presume this gives some extra protection to the roof and also makes the roof less treacherous during frosty weather.

P06 - There is a large glazed lantern light on top of the roof – this doesn't have any ventilation which will make the areas underneath quite hot in summer and possibly cold downdraughts in winter.

Lantern light appeared in good condition.

P06 - We noted that there is an issue with the coping stones, one of these is loose on the corner refer to photograph. This will need re-pointing.

Generally, the GRP (Glass reinforced plastic) roof appears to be in good condition we noted that the upstand to the lantern light has also been constructed in GRP, this appears to be in good condition.

Roof above the front porch area again is constructed in GRP and appears in good condition.

Roof above the garage consists of a slate covering with a breathable under slate membrane-this all appeared in good condition.

However, again as previously stated, slates have not been graded or sufficient gaps left between slates for thermal expansion and contraction. Does not currently appear to be a serious issue.

I noted on the cross sectional drawings that originally there was a large glazed Lanternlight planned for the games room at the top of the property this appears to have been omitted.

There is a smaller light above the stair area which probably makes more sense to allow natural daylight into the stairs as the family games room appears to be well liked it during the day.

The crown roof above the main property-the drawing shows this as a single ply membrane covering, I would assume that this is most likely a GRP roof as elsewhere at the flat roofs property. WE could not see it from any angle and there was no roof access hatch to view.

We noted when looking at Google earth that there appears to be some items placed on the crown roof, but it's not clear enough to see what they are. They could be items of plant. **RFI.**

Recommendations / Reasons:

As stated above slate covering have not been graded pre-fixing and gaps have not been left between the individual slates-this can cause slates to crack during very hot and cold weather. There are no indications on my inspection that any previous slates have cracked or been replaced normally one would be able to spot this.

The parapet stone on the corner to the flat roof above the dining room needs to be repointed to prevent issues in the long-term.

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

Generally the facias, soffits and rainwater goods are plastic. These appear to be in good condition. I did not note any soffit ventilation as previously stated.

P08 - We noted that the rainwater pipe for the porch roof discharges onto the paved area at the front of the property. This has caused staining to the paving.

P08 - Further downpipe on the left-hand side for the main roof this appears in good condition and discharges to the front left-hand corner, there is also rainwater pipe to the back left-hand corner.

Downpipes are fitted to the garage and connected to gullies at low level.

P08 - We noted that the garage of the neighbour's property downpipe drains onto your property-Side passageway on the right-hand side when viewed from the road. I spoke to the seller about this and he said it has always been like that and there are no current disputes with the neighbour-he stated that he had added a drainage channel to take the rainwater. We did note that there is a large narrow drop beside this garage which could be a foot/leg/fall trap and could be hazardous during icy slippery weather. I would advise closing this gap down to prevent risk of injury.

As before soffits in my opinion should be ventilated.

Recommendations / Reasons:

I have inserted a cost for retrospective soffit ventilation-I would suggest that Linear soffit vents are fitted as these are more aesthetically pleasing than the circular ones sometimes suggested, because they are easier to fit, which would detract from the appearance of the property in my opinion.

The risk of injury item mentioned above should be relatively easy to resolve. I have inserted a cost for both items at the end of the report.

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.

Foundations are trench fill foundations according to the plans that I have been provided.

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.**

Floors.

These appear to be constructed with large concrete prestressed suspended plank Bison or similar type type floors. A very robust system if installed correctly. NO issues observed on site.

The external walls:

It is common practice to categorise the structural significance of damage in accordance with the classification given in The table above.

The sectional drawings show a 300 mm wide wall, outer skin constructed in brick with 100mm solid fill insulation and on the inner skin this appears to be a light weight block work. We noted that the walls internally have been dry lined-Dot and dab plasterboard with a skimmed finish.

Front elevation.

Starting on the left-hand side of the property the brickwork is in a stretcher Bond these look like double diamond bricks - with a recessed mortar joint. Above the windows are what looks like reconstituted stone lintels with also reconstituted stone sills and there is a band of reconstituted stone running around the perimeter between ground and first floor level. I did not observe any cracking or distortion of brickwork at the front of the property; it all appears to be in good condition.

P09 - There appears to be sufficient brick weep holes in areas - bit unfortunate that these are white as they stand out.

P09 - We noted that the weep holes have been removed to the bricks just above the DPC, not sure of the reason for this. I don't think it's anything serious. We did note on the right-hand side that the brick weep holes are visible just above the DPC.

Viewing the left-hand elevation flank wall.

This all appeared in good condition some of the pointing, when it was being raked out has got onto the bricks but otherwise this elevation looks good to me from a structural perspective.

Rear elevation facing into garden.

Similar in construction to the front of the property. Observing from the right to the left-hand side. I did not observe any structural issues, also to the extension there are no structural issues.

P11 - I did note that quite a lot of the weep holes have been removed.

Elevation on the right-hand side when viewed from the road.

Again similar in construction to elsewhere I did not note any issues to the brickwork or to the reconstituted stone.

P10 - There is an extract grill cover missing above the utility door externally.

Recommendations / Reasons:

This being a relatively recently constructed property, I would not expect to find any serious structural issues. There are no signs of any issues related to heave or subsidence, such as distorted openings, out of level or plumb brickwork walls et cetera. I did not observe any issues internally to the property as you will see later in the report.

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.

Front of property

P12 - Damp proof course appears to be one brick course in front of the brick door and two brick courses to the left and right-hand side slightly compromised by the footpath but I don't suspect that this will cause any issues as this is a cavity wall And according to the sectional drawings has a stepped DPC.

Recommendations / Reasons:

None.

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.

Front of property.

There are air bricks visible here just below the DPC.

No issues observed likely to cause problems with the ventilation of the floor void.

The floors are constructed with concrete prestressed Inverted T beams with block infills, insulation and screed on top which is a good form of construction for floors this occurs on the first and second floors as well.

Recommendations / Reasons:

None.

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.*

P14 + 16 - Windows at the front of the property consist of sliding sash UPVC dark anthracite grey double glazed units. Windows appear in good condition.

Windows are fitted with trickle ventilation, Which is good building practice.

P14 + 15 – Front door consists of a UPVC composite material with frosted double glazed units either side. Door appears in good condition.

● P14 – We noted that the metal door into the side of the garage the external handle here has snapped and broken. We also noted water on the floor at the bottom of the store. I asked the seller about this and he said he had been spraying the holes in that area for cleaning purposes which appeared to make sense. I did not note any other building reason for the water on the inside of the door here.

Windows and doors viewed at the rear and sides of the property.

These all appeared to be in good condition similar in style to the front of the property.

Recommendations / Reasons:

Windows will be covered by the building warranty. I did not observe any issues with the windows. I don't like to see windows locked on upper floors as this can impede escape in an emergency; such as an outbreak of fire. I always suggest that the keys are hung on a hook nearby in case they are needed.

3.09 External Decorations

There are no external decorations visible at the property as most of the materials used are maintenance free.

Recommendations / Reasons:

None.

3.10 **INTERNAL CONDITION**

Roof Void/ Loft

P16 + 20 – There is no access to any of the roof voids.

Landing at top of stairs on second floor

Ceilings

P20 - White painted ceiling with skylight and high energy light with a natural skylight above and smoke detector which appears to be linked throughout

the property. These should be tested on a regular basis by the owners.

Internal Walls & Partitions and internal perimeter faces of external walls

White painted walls plasterboard on stud partition all appeared in good condition.

P20 - Cupboard of the landing contains the manifold for the underfloor heating at this level. There also appears to be provision in here possibly for connection up For broadband/Internet. This was confirmed later by the seller who stated that they don't really use them as they use the plug-in Internet boosters throughout the property.

Floors

Carpets to floors, generally all in good condition, staircase leading down to the first floor appeared firm under foot with the glazed balustrades these all appeared in reasonable good or very good condition and firm when shook.

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

Doors all appeared in good condition.

Services

Double sockets are brushed stainless steel finish all appeared in good condition – we tested random sockets throughout the property, please refer to electrical section.

Bedroom 3

Ceilings

White painted ceilings with low energy down lighters, all working.

Ceiling is in good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

Dry lined timber stud walls and dry lining to perimeter. All appeared in good condition.

Floors

Floors in good condition.

Internal Joinery (incl. windows, doors, built-in fitments)

In good condition.

En Suite to bedroom three

Ceilings

White painted angled ceiling with down lighters and extractor.

Internal Walls & Partitions and internal perimeter faces of external walls

Stone tiles to walls all appeared in good condition.

Floors

Large stone tile floors all appeared in good condition.

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

In good condition.

Services

Low energy down lighters all appear to be working.

The water pressures appeared good to the sanitary ware generally.

● P19 - Low-level entry shower with clear screen – the screen was very shaky, needs a brace to hold it more firmly.

Play room top floor

Ceilings

Angled ceilings with low energy down lighters, it all appeared in good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

Dry lined plaster skimmed walls, all in good condition with low-level white painted skirting board.

Floors

Solid suspended concrete floors with underfloor heating.

Carpets to floors, floors appear to be solid underfoot and level.

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

Windows internally white finish - all appeared in good condition.

Services

There is underfloor heating at this level.

There are double outlet sockets in three locations that I could see, also provisions for TV. Generally throughout the property it appears to be well served for electrical socket outlets.

Bedroom 1

Ceilings

P22 – White painted ceilings with low energy down lighters. Ceilings generally are in good condition as is the lighting in rooms.

Internal Walls & Partitions and internal perimeter faces of external walls

White painted walls with stud partition dividing room and dry lined perimeter walls with MDF painted skirting board and architraves, all appear to be in good condition.

Floors

Floors for carpet all in good condition.

Walk in wardrobe

Ceilings

All in good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

All in good condition.

Floors

All in good condition.

Internal Joinery (incl. windows, doors)

In good condition.

Bedroom 1 En Suite

Ceilings

White painted ceilings with down lighters, all in good condition and working order.

Internal Walls & Partitions and internal perimeter faces of external walls

Full height tiled walls all in good condition.

Floors

Fully stone tiled floor with level entry shower all in good condition, I see that the shower screen does have a stabiliser unlike bedroom 3 En Suite.

Internal Joinery (incl. windows, doors, built-in fitments)

All in good condition, there are blinds in the front of the windows; need to enquire if these are included in the scale.

Services

Room stat fitted on the wall for the underfloor heating.

Lights all operational including central feature light fitting.

Main bathroom

Ceilings

White painted ceilings with down lighters and extractor and chandelier over bath. All appeared in good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

Full height tiled walls, all in good condition.

Floors

Fully tiled floors, all in good condition.

Internal Joinery (incl. windows, doors, staircases, built-in fitments)

Door into bathroom in good condition.

Services

Sanitary ware all appeared in good condition.

Towel radiator appears to be electric, the rubber grommet is missing between the cable and the face.

Sanitary ware appeared in good condition, there is a resin bath with floor standing mixer disappeared firmly fixed to the floor.

Bedroom 4

Ceilings

In good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

In good condition.

Floors

Laminate timber effect floor finish, all appeared in good condition.

Internal Joinery (incl. windows, doors, staircases, built-in fitments)

All appeared in good condition.

There is a freestanding wardrobe here.

Services

Low energy light central light fitting all working.

Bedroom 4 En Suite

Ceilings

White painted ceiling with low energy down lighters and extractor.

Internal Walls & Partitions and internal perimeter faces of external walls

Fully tiled walls all appeared in good condition.

Floors

Fully tiled floors with level entry shower, all in good condition.

Internal Joinery (incl. windows, doors, staircases, built-in fitments)

Plain glass to window however there is a blind fitted in front, all appeared in good condition.

Bedroom 2

Ceilings

All in good condition.

Bedroom 2 En Suite	Internal Walls & Partitions and internal perimeter faces of external walls All in good condition. Floors All in good condition. Internal Joinery (incl. windows, doors, staircases, built-in fitments) All in good condition. Internal Decoration All in good condition. Ceilings P29 - All in good condition. Internal Walls & Partitions and internal perimeter faces of external walls All in good condition. Floors All in good condition. Internal Joinery (incl. windows, doors, staircases, built-in fitments) All in good condition.
Bedroom 5	Ceilings All in good condition. Internal Walls & Partitions and internal perimeter faces of external walls All in good condition. Floors All in good condition. Internal Joinery (incl. windows, doors, staircases, built-in fitments & Kitchen fittings All in good condition. Internal Decoration All in good condition.
	Ceilings P21 - Refer to pictures, all in good condition. Internal Walls & Partitions and internal perimeter faces of external walls

First floor landing/stairs

All in good condition.

Floors

All in good condition.

Internal Joinery (incl. windows, doors, staircases, built-in fitments)

All in good condition.

Internal Decoration

In good condition and generally in good condition throughout the property.

Ceilings

White painted ceiling with two down lighters and extractor, all appear to be working in good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

White painted stud partition walls all in good condition.

Ground floor WC

Floors

Porcelain tiled floors all in good condition.

Internal Joinery (incl. windows, doors, staircases, built-in fitments)

In good condition.

Sanitary ware

All appeared in good condition.

P32 -Wall radiator is electric, appears in good condition, face plate fitted – cable just comes out of the wall.

Ceilings

White painted coffered recessed lighted ceiling, all in good condition.

Internal Walls & Partitions and internal perimeter faces of external walls

Reception room

Dry lined wall to perimeter and stud partitions between rooms and solid wall between reception and hallway, all in good condition.

Floors

Porcelain tiled floor all appeared in good condition.

Internal Joinery (incl. windows, doors, staircases, built-in fitments)

Sliding folding door open during inspection, this all appeared in good condition.

Ceilings

	Dining Room	White painted coffered ceiling all in good condition with surrounding down lighters. <u>Internal Walls & Partitions and internal perimeter faces of external walls</u> All in good condition. <u>Floors</u> Carpets to floors all in good condition. <u>Internal Joinery (incl. windows, doors, staircases, built-in fitments)</u> Operational and in good condition.
	Kitchen 2	<u>Ceilings</u> White painted ceiling with down lighters. <u>Internal Walls & Partitions and internal perimeter faces of external walls</u> White painted walls all in good condition. There is a second kitchen installed in here, looks like it was never used. I believe this was for the mother-in-law who never moved in the end. <u>Floors</u> Porcelain tile floors all in good condition. This room is also been used as a small gym presently. <u>Internal Joinery (incl. windows, doors, staircases, built-in fitments & Kitchen fittings)</u> All in good condition.
	Overall Recommendations for ceilings/walls and floors.	**<u>Overall Recommendations for ceilings, walls and floors.</u>** All in good condition.
4.01	Dampness	***(A moisture detecting meter has been used in selected accessible positions without moving furniture or fittings to test for dampness***): ***<u>Note</u>: 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

● P40- We did note in the garage at the DPM (Damp proof membrane) in the floor has not been linked into the brickwork DPC. We also noted that the ground levels at the rear of the garage compromise the level of the DPC. However, we did not note any damp issues within the garage. I would recommend that the two brick courses above the concrete floor slab are sealed with a brick sealer just to keep this area born dry and to avoid issues in the future.

Recommendations / Reasons:

No issues observed with damp at the property. I have suggested that the internal brickwork above the concrete slab in the garage is treated with a brick sealer to prevent issues with damp in the future.

4.02 Timber Decay & Infestation

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

No issues observed.

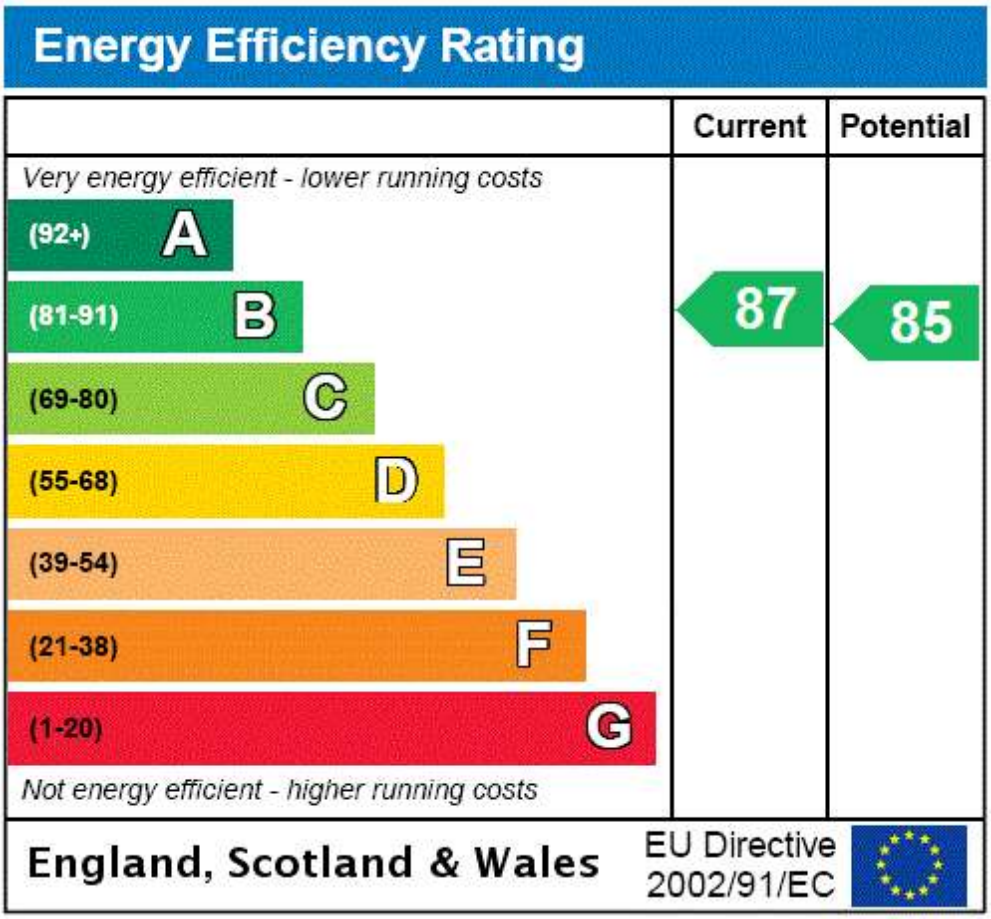
Recommendations / Reasons:

None.

4.03 Thermal Insulation

EPC *(Energy Performance Certificate)*:

The EPC for this property (see attached) is in band B87 which is reasonably good.



Recommendations / Reasons:

The property having been built recently has a good energy rating.

4..04 Hazardous & Deleterious

None observed at the property.

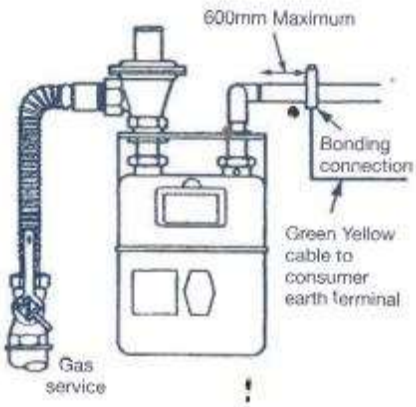
Recommendations / Reasons:

	Materials	None.
4.05	Security Measures	There is an alarm fitted at the property this was not tested during our inspection. I did not observe any issues likely to be a security risk at the property. **Recommendations / Reasons**: You will need the owner to demonstrate the security system to you and I would've taken any warranties operation manuals for the system.
4.06	Fire Safety	A main operated (interlinked & battery back-up) heat detector is installed and connected to the smoke detectors located in the entrance hall and top landing and within some of the upper rooms. This should be tested on a regular basis. **Recommendations / Reasons**: Smoke detectors should be tested by the occupants on a regular basis to ensure that they are operational.

5. 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.

5.01	Gas	P44 - Shows the location of the gas meter externally at the side of the property. This appears to be primary earth bonded. **Recommendations / Reasons**: None. 
5.02	Electricity ***(I do not unplug appliances/electrical fittings or internet for obvious reasons)***	P38 - There are trips switchboards both located in the main property and in the garage these appear to comply with electrical regulations. P39 - We randomly tested available electrical sockets for polarity and wiring defect issues – none observed.

I did not observe any issues with the electrical installation at the property.

Recommendations / Reasons:

You should request NICEIC electrical certification for the property.

5.03 Cold Water & Water Mains

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

We noted that there is a large water softener located in the utility room beside the boiler. According to the owner this has just been recently serviced.

Recommendations / Reasons:

None.

5.04 Hot Water

Hot water was available to the basins, shower and sinks etc.

Recommendations / Reasons:

None.

5.05 Central Heating

Heating supplied by A wall mounted gas fired condensing Vaillant boiler which forms part of a pressurised heating and hot water 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 placing heating systems on a British Gas warranty or similar and this is paid off on many occasions for previous clients.

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

5.06 Drainage

4.06.1 Foul Drainage

We inspected the drainage at the front of the property, we did not observe any issues.

4.06.2 Rainwater Drainage

No issues observed here.

4.06.3 Surface Water Drainage:

No issues observed here

4.06.4 Soil pipe:

P07 - There is issue with the soil pipe

General note: A **soil pipe** is a pipe that conveys sewage or wastewater reliably, either from the toilet or sink to a soil drain or sewer. They are relatively easy to spot as they run vertically from the underground drainage system to the top of a property, where they reach the roof gutter.

Although any pipe could physically perform this task, the soil pipe – also known as a soil vent pipe – has a specific quality that makes it so useful for carrying soiled waste. It's of a dimension that allows solid waste to pass and is vented to reduce the risk of nasty odours. It is usually vented high at the top, or close to the top of a building, thanks to soil pipe stacks, and helps to maintain a safe environment

P49 - We discussed with you that there is a very large public adopted utility drain that runs across the garden at the rear. We have been told by the owner that this pipe takes the drainage from other properties and extends from left to right across the garden through the centre of the large clump of trees in the middle of the garden. It's likely that there is a easement/we leave across the rear garden. This as we discussed would prevent you building over this area.

There is a smaller chamber located beside the large chamber within the tree clump-according to the owner the strain is no longer used and belonged to the previous property that was located on this site was subsequently demolished to make way for the you property.

Recommendations / Reasons:

5.07 Other Facilities

None.

6. THE SITE

6.01 Garage & Parking

Double garage; this was built much earlier than the main property and as queried earlier in my report it would be prudent to find out whether the garage is included in the LABC warranty.

Ceilings

There is no ceiling in the garage; this is exposed rafters with a storage platform on top. Steel beams are exposed; these all appeared in good condition. The exposed roof appeared in good condition.

Walls

These consist of brickwork in a stretcher bond pattern. Brick wall are only a half brick thick with rain forced by brick peers internally – normal construction for a garage.

Floors

Floors consist of a tamped finish concrete structure, this all appeared in good condition, slightly stains in areas.

Windows and doors

The automated door was fully operational during our visit and appeared in good condition.

The side white painted metal door, the handle has snapped off externally and needs to be fixed.

There is a circular window in the side of the garage; this appeared in reasonable condition, slightly soiled in appearance.

Services

There are surface fixed metal socket outlets to the garage at the front, there is a plastic trip switchboard with an RCD fitted for outside lighting and sockets internally to the garage. This board being constructed of plastic would not comply with modern regulations; I'm not as concerned as it is in the garage.

Garage structure inspected externally, all appeared in good condition.

We did note that the ground levels at the back of the garage are higher than the DPC which could cause damp issues.

Recommendations/Reasons.

I would recommend that the zone of brickwork not protected from lateral damp be treated internally with a waterproof sealer to keep this area dry and to prevent issues in the future.

6.02 Substantial Outbuildings

Small timber shed.

6.03 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:

The maps below indicate risk of flooding from two different sources. The first diagram represents risk of flood from rivers. The second diagram shows risk of flood from heavy rain and surface run-off.

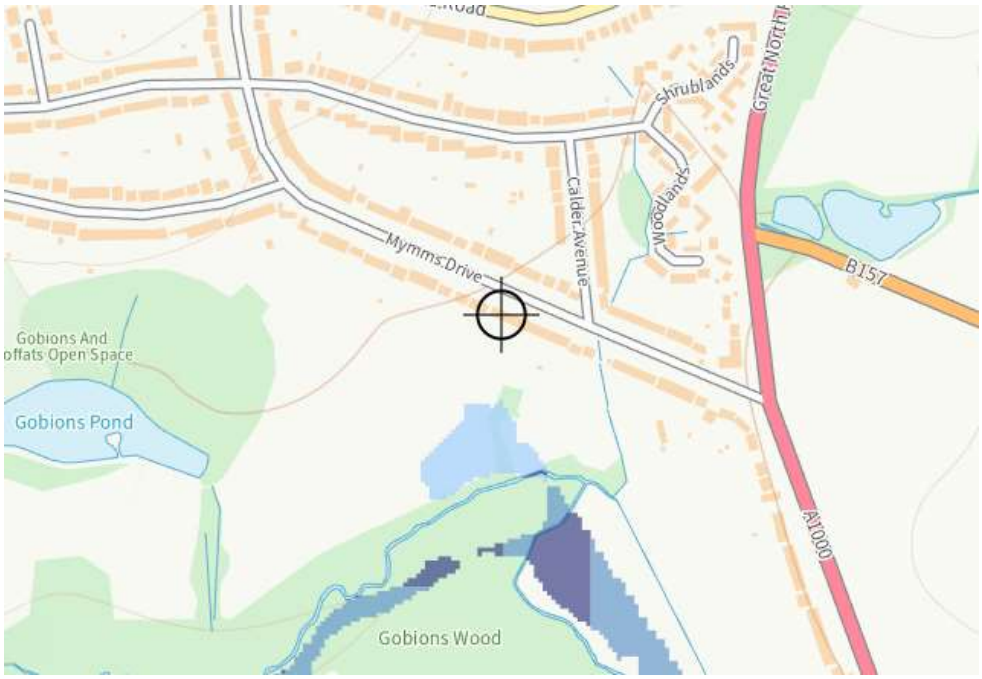
For further information on how to find details of flood risk for a property refer to the Environment Agency website information at:

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

Surface Water;

According to the map below- the property is very close to areas that are at risk from surface water flooding, but not currently within an area at risk.

River and the sea;



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.

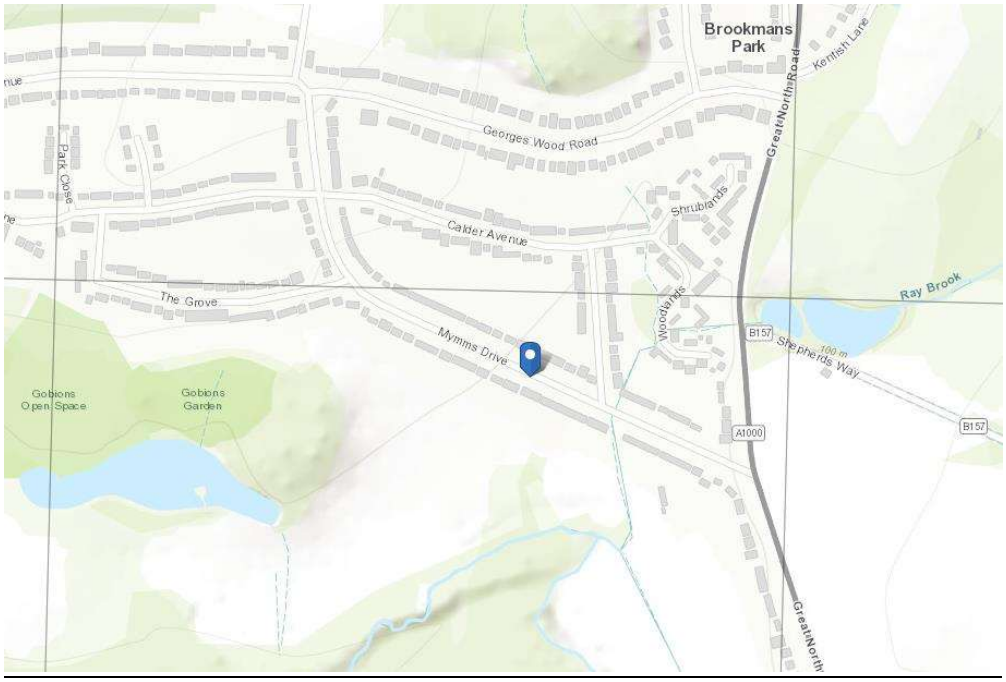
London Bomb Site Mapping Data *http://bombsight.org*

According to the WW2 Census, no bombs fell directly in Mymms Drive.

HS2 Route Proximity:

Does not appear to be adversely affected by the HS2 proximity.

Radon Gas Check



The above only indicates the risk level of radon it is not a measure. The maximum radon potential is less than 1%.

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

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.

6.04 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:

P42 - I did not observe any issues regarding the driveway.

P58 - We noted that the front wall to the property-looks like the railings and gates were never installed.

Garden:

P47 - There is a large substantial garden to the rear. There is a central clumped tree feature to the garden with the copper beach tree, we noted that there is a very large manhole chamber cover which looks like a public drain.

The garden itself is quite firm under foot, more level towards the patio and then becomes hillier and bumpier and out of level towards the rear.

P51 - Garden is slightly overlooked and the left-hand side in front of the patio by the neighbour. Also similar on the right- hand with the first-floor bedroom windows. I don't see that this will be much of an issue as these are only bedroom windows.

Patio:

P45 - The patio at the rear is quite extensive. We noted on the left-hand side of the patio when viewing it from the garden that quite a bit of the pointing is missing between the slabs. Otherwise, the patio appears in reasonable condition.

P46 - Also noted that there are unprotected fall hazards on the patio and the stairs leading down to the garden which require protective railings/handrail. To prevent trip hazards.

Recommendations / Reasons:

The patio needs to be made safe with regards to possible trip and fall hazards.

Some pointing is required to the patio where the Pointing is missing to the LHS of the patio.

6.05 Boundaries, Retaining Walls & Fences etc.

General note on boundaries.

There are two types of boundaries the legal and the physical. The legal Boundary is what may be shown on your deed map it is not what is shown on the land registry. The physical Boundary is that which has been established over the years between the two properties-seldom are the physical and legal Boundary exactly the same and this can result in lots of disputes between neighbours. If a Boundary has been established over a period of 20 years then this normally becomes the accepted Boundary between properties.

The report sets out to record the physical boundaries visible or not visible on our visit.

P53 - Boundary on the left-hand side appears to be physically marked with the brick pier and I would say the boundary starts on the face of the pier facing the neighbour. The boundary continuous down as a very thick shrubbery area which then goes to a smaller shrubbery area, This laurel hedge is owned by the seller.

P53 - Boundaries more clearly defined by the brick wall with the gate and I would say the boundary here is the face of the brickwork facing the neighbour's property. According to the owner/seller, they used to own this property and when selling it to the current neighbours, they made sure the wall belonged to them. This should

P54 – Continuing done the left-hand side of the property there is a thick laurel hedge, this belongs to the Seller (according to him) on

the left-hand side – hedge is approximately 2 m high. Appears reasonably well maintained. Then there are two large fir trees and again, the boundary appears to be defined by a light weight chain-link lightweight fencing with the laurel hedge on the sellers' side of the property.

P54 – At the bottom of the garden where there is a birch tree in the sellers' garden, this appears to be leaning excessively into the neighbour's garden, the angle is approximately 60°. Would recommend this tree is removed to reduce risk of it falling over and causing damage or injury to the neighbour. There is a further large deciduous tree approximately 18 m tall at the rear and this is on the neighbour's side.

P55 - Across the back boundary there is a thick hedge combination of beech and other shrubbery, this extends across the back, I did not see any clear physical markers on exactly where the boundary there is a large copper beech tree at the rear which is approximately 16 m high.

P55 - In the middle of the thick shrubbery/hedge there are fence posts marking the physical boundary.

P56 - Facing up the boundary on the left-hand side facing the property from the rear of the garden, there are several Leylandii trees which have been cut down at various stages approximately 3 m high, this is where you have all the logs stored up against the boundary - marked with a chain-link fence where you have the large deciduous tree with the rough bark. This is a lime tree.

Moving up this boundary towards the property, there is a clear chain-link low-level fence visible.

P56 – There is a further large sycamore tree, again this appears to be at least 20 m high very close to the rear of the property less than 9 m. Depending on the depth of the foundations this could have an influence on the soil dynamics. You will need confirmation that building control approval is available for the inspection of the foundations. RFI.

P57 - This continuous up to where the neighbour's property and outbuilding where the guttering over-sails the boundary. This continuous all the way up to the back of the garage where then you have a large hedge; it's not exactly clear where the boundary is here. I would say it's the face of the neighbour's garage wall.

Beyond the garage, the hedge continues, and I would say that the physical boundary is the face of the brick pier on the neighbour's side would mark the physical boundary.

P58 – Boundary at the front is clearly marked with the brick walls which appear to be missing railings and gates.

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.

Check the position of the boundary between the neighbour's garage and sellers property.

Remove leaning tree at the rear. As this could cause injury to neighbour.

6.06 Trees

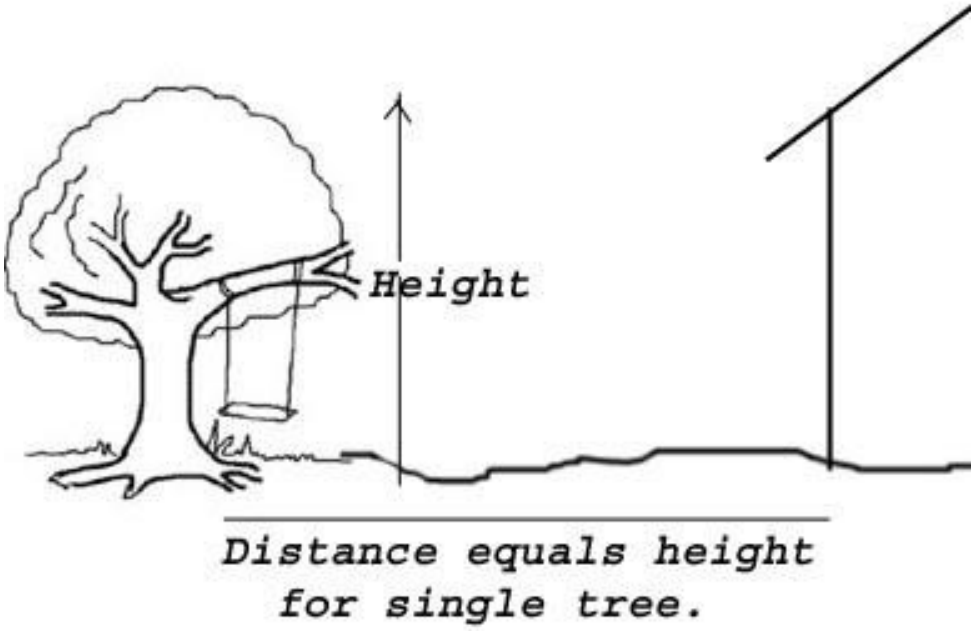
There are many trees at the property at the rear these consist mainly of sycamore and lime trees. The Sycamore tree is within range to cause possible issues with soil dynamics to the property, which might affect the foundations. It may be prudent to reduce this in height, if it's not clear that Building Control inspected depth of foundations here.

Recommendations / Reasons:

Your conveyancer should check for any TPO's at the property.

Should check if BC inspected the foundations at the rear near to the Sycamore tree.

The diagram below is a rule of thumb for safe distance of trees to property without putting the foundations at risk. There are a lot of trees around the property, and I would consult with a tree arborist specialist to come up with a tree management plan.



6.07 Fixtures and Fittings

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 dealing with the sale can advise you on this matter.

6.08 Wayleaves, Easements and Rights of Way

There is likely to be a Wayleave/easement over the garden at the rear for the large drainage pipe. This is required to safeguard the pipe and for maintenance issues. Normal widths of these can be around 4 metres wide zone. Which you would not be able to build over.

This needs to be checked through your conveyancer. RFI.

6.09 Planning & Environmental Matters

Local Planning Authority:

I have been supplied by the owner copies of planning permission, building control, LBC warranty etc which are included in the appendix of this report.

Comments on documents for a surveyors view point-these should also be checked by the conveyancer.

Document relevant planning, Building Control and Warranty documents.	***Comments by surveyor.***
Three Rivers-Full plans completion cert.	*Building control sign off for the works carried out at the property.* *No issues.*
Retro approval of garage for Building Control.	*No comments.*
Building Conditions discharged on approved plans	*For the main property BC drawings conditions discharged.*
Release of conditions of planning dated 04-02-22	*Release of condition 1 and 2 of planning. These appear to be the only two conditions requiring release on the planning permission. These appear to have been complied with.*
Planning ref 6/2018/1980/FULL	*Planning permission-no comment.*
LABC -warranty-version 12	*For the foundations they only warrant the design and not any extenuating circumstances that could lead to heave or subsidence. This will need to be insured against.*

Regarding the documents that I have observed, I did not see any issues from a surveyors point of view.

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.*

7.0 MATTERS FOR LEGAL ADVISERS ATTENTION

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

1. *The Conveyancer must carry out a Drainage & Water and Utility Search to identify any public drains; services that would restrict further building. Details of*

this should be forwarded to your Surveyor for further comment.

2. A test certificate for the electrical installation dated within the last 5 years from appropriately qualified electrician registered with a body such as NICEIC. This shas been received and is in the appendix.
3. An up to date service record (last 12 months) for the central heating system from a Gas Safe registered contractor. Received and satisfactory.
4. Evidence that any replacement glazing installed **since April 2002** complies with the Building Regulations. ***(See Note under Section 3.08)*** Covered under building control

Your legal adviser should also check the following matters:

1. The adoption status of the road (believed to be private) and any shared associated costs.
2. The maintenance responsibility for the boundary fencing/hedges.
3. Whether the property is affected by any adverse easements and wayleaves. There is the easement for the pipe in the garden which requires clearly identifying by conveyancer.
4. The existence of any tree preservation orders.
5. *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. The property would have required serving notices on neighbours. Should ensure there are no outstanding disputes.

The advice given in this report is prepared on the assumption that the property is for sale as freehold and with vacant possession. It is further assumed that the property is not subject to any restrictive covenants which would limit its development for us as a domestic dwelling in accordance with your proposals. Further, that all replies to the normal solicitor's pre-contract searches and enquiries are satisfactory and that the property is not subject to any notices, orders or other matters which could affect its value.

I must emphasise that I have not made any specific enquiries regarding authorised planning use of this property; I assume the current planning status is for use as a single dwelling and that all other necessary planning or building control permissions were gained at the time of conversion.

7.02 REGULATIONS ETC.

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

- Any chimney breast removals carried out and subsequent building control approval.
- Any known contraventions regarding the Listing of the buildings by previous owners or owners now.
- Building Regulations Approval Certificate, especially for the inspection of the foundations.

7.03 GUARANTEES

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

- Boiler/Mega flow cylinder/water softener, windows.
- Washing machine, appliances etc.
- Alarm.

- Any insect infestation guarantees.
-

7.04 **OTHER MATTERS**

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..

8.0 CONCLUSIONS: ITEMS OF CONCERN & FOR FURTHER INVESTIGATION

8.0.1 SURVEYOR:

I have no one serious concern about the main property. There are issues which have been clearly identified in the report. None of these are what I would consider a deal breaker from a surveyor's point of view.

8.0.2 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.

8.0.3 FURTHER INVESTIGATION OF PROPERTY DEFECTS NOTED:

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

8.0.3.1 Large public sewer pipe at the rear of the property.

Need to see exactly where this runs across the garden at the rear.

8.0.3.2 Large items on the flat roof.

There are items on top of the main flat crown roof. Need to ask the seller what these are? Visible on Google Earth.

8.0.3.3 Electric cable in garden. P50

Need to check with seller where this is going.

8.0.3.4 Foul drain at the front of the property.

Appears to be adopted or will be adopted by utility company-as it takes neighbours drains as well. Refer to slide P66.

9.0 SCHEDULE 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.***

We have not sought to include every defective item at the property but only picked out the ones that I feel are most relevant and ones that the buyers may not have been aware of when making their offer.

Item	Description	Short-Term Cost	Life Cycle Cost (5-10 Years)
1	Long term solution for soil connections P07.	£600.00	
2	Reducing fall hazards to patio. Pointing of patio. Repointing of roof coping stone.	£2,000.00	
3	Providing linear soffit vents. It is better to just replace the existing soffits with a ventilated soffit of the same colour. Assume the fascias do not need moving.	£2,000.00	
4	Remove leaning tree at rear back of garden-leaning into neighbours garden.	£800.00	
5	Sealing brick for dpc in garage.	£400.00	
6	Top bathroom shower. Screen requires securing.	£250.00	
7	Repair gas box door. P44	£300.00	
	Total Not including any VAT *(not including further works which may be required awaiting investigation)*	**£6,350.00**	
	Total Including VAT	**£7,620.00**	

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

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

490M^2 (approximately) x £2,000.00 (industry build figure M^2) = £980,000.00 x 1.4(fees and demo) = £1,372,000 say £1,400.00 to include contingency.

11.0 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: 10th June 2022

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.

My Credentials:
I come from a construction background after finishing my academic qualifications, I started working with nationally known Costain Plc. as a Planning Engineer. I have previously managed a NHBC registered construction company for over 20 years. 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 and the disciplinary panel for the Faculty of Party wall Surveyors. These Committees / Panels are responsible for upholding the disciplinary regulations and rules of conduct of the Institute and investigate any cases of alleged misconduct by members.

12.0 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.

13.0 SKETCHES & DRAWINGS

Floor Plan + Site Plan (marked up)

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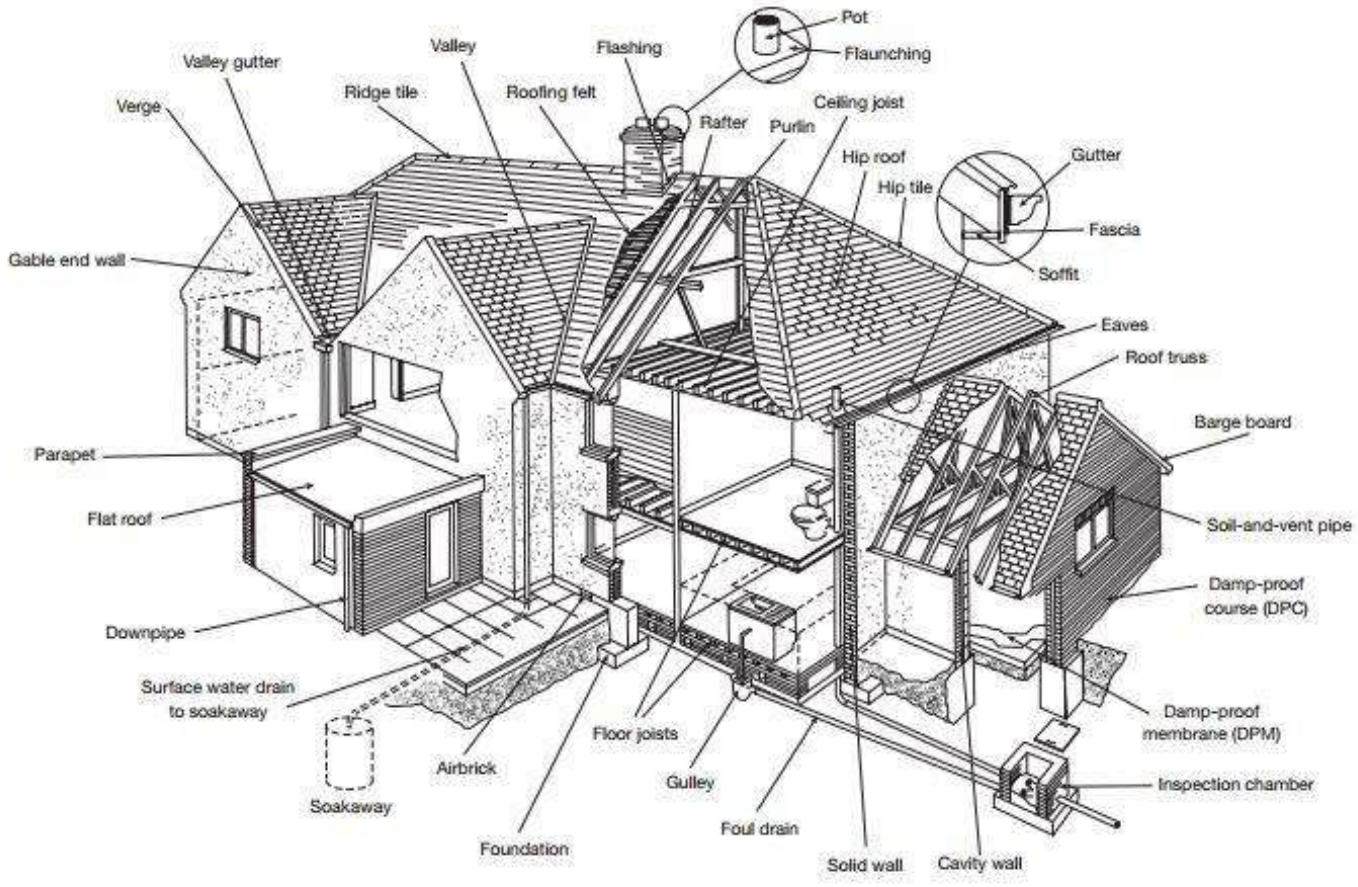
APPENDIX 2 BUILDING TERMS EXPLAINED



The following list has been compiled to assist people with terminology. We advise that this information is for guidance only and cannot be relied on for accuracy and that you should consult a qualified legal representative if you require full explanation

Aggregate: Pebbles, shingle, gravel etc. used in the manufacture of concrete, and in the construction of "soakaways".

Airbrick: Perforated brick used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.

Architrave: Joinery moulding around window or doorway.

Asbestos: Fibrous mineral used in the past for insulation. Can be a health hazard specialist advice should be sought if asbestos (especially blue asbestos) is found.

Asbestos Cement: Cement with 10-15% asbestos fibre as reinforcement. Fragile will not bear heavy weights. Hazardous fibres may be released if cut or drilled.

Ashlar: Finely dressed natural stone: the best grade of masonry.

Asphalt: Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.

Barge Board: (*See Verge Board)*

Balanced Flue: Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape.

Beetle Infestation: (Wood boring insects: woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.

Benching: Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as Haunching.

Bitumen: Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp-proof courses.

Breeze Block: Originally made from cinders ("breeze") the term now commonly used to refer to various types of concrete and cement building blocks

Carbonation: A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.

Cavity Wall: Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).

Cavity Wall Insulation: Filling of wall cavities by one of various forms of insulation material - Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason - Foam: Urea formaldehyde form, mixed on site, and

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**.

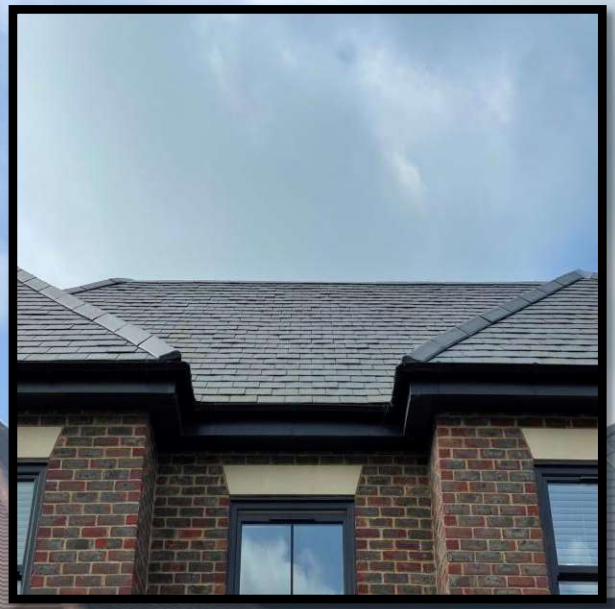
Woodworm: Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle **(*Anobium Punctatum*)**: by far the most frequently encountered insect attack in structural and joinery timbers.

SAMPLE SURVEY

Building Survey

Detached three storey property built in October 2019

View of the property



The covering to the main roof and garage consists of natural riven slates. It appears to me that the slates have not been graded i.e. this is when the slates are measured in thickness heavier slates at the bottom lighter slates a top and this gives a more even appearance. I noted that some of the slates are riding on top of each other this occurs when insufficient gaps are left between the slates i.e. normally should be around 3 mm minimum. This is to allow for an expansion and contraction during hot and cold weathers respectfully. This can in some instances cause the tiles/slates to snap I did not note any that have but I did know that a few of the slates are riding on top of each other which gives that uneven appearance or exacerbates it.

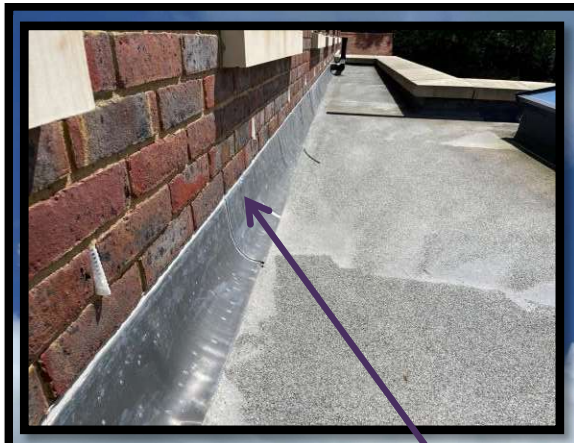
Roof front elevation

The ridges and hips are dry fixed I did not observe any issues with these either to the main or garage roof.

Garage roof elevation

Roof rear elevation

Three large lead clad dormers at the rear with sliding sash windows at the front plastic facias and plastic rainwater goods. These all appeared in good condition. I did note that none of the lead appears to have been clipped/cleated down this can be a long-term issue if high winds should cause the lead to lift. There are no indications of this presently.
Slate roof at the rear appears in reasonable condition again no spaces have been left between the individual slates which give the roof covering an uneven appearance were slates ride on top of each other when they expand and have nowhere to go.



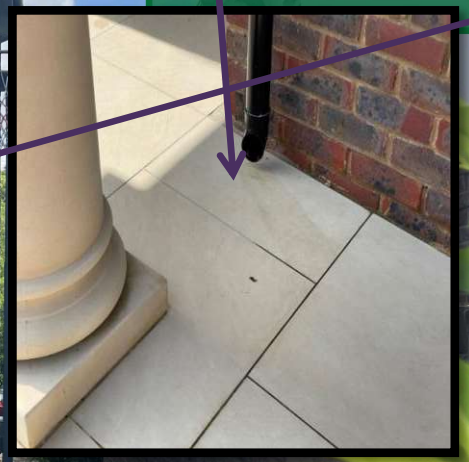
This consists of a GRP roof which has added grit particles on top, I presume this gives some extra protection to the roof and also makes the roof less treacherous during frosty weather.
There is a large glazed lantern light on top of the roof – this doesn't have any ventilation which will make the areas underneath quite hot in summer and possibly cold downdraughts in winter.
We noted that there is an issue with the coping stones, one of these is loose on the corner refer to photograph. This will need re-pointing.
Coping stone is loose here-needs repointing.
No cleats to lead-general item.

Rear flat roof.

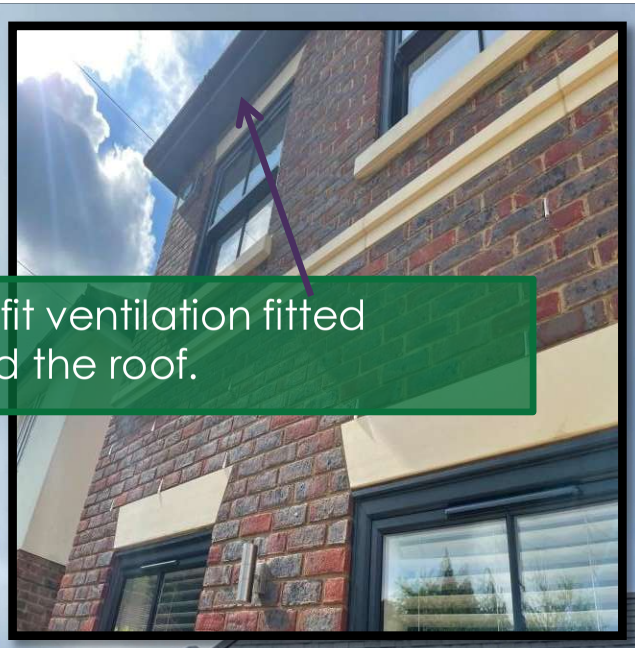
Connection weathering details are prone to failure in the long term, as the grp resin patches used will not stick long-term. It would be better to have a lead flashing detail, which is more robust. This looks like these application were done only recently. We did not look any damp below this area.

Rear flat roof pipework

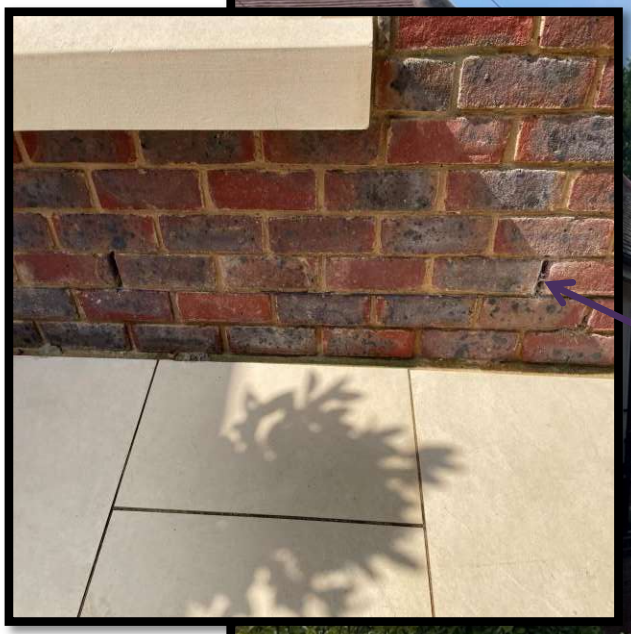
We noted that the rainwater pipe for the porch roof discharges onto the paved area at the front of the property.
Further downpipe on the left-hand side for the main roof this appears in good condition and discharges to the front left-hand corner there is also rainwater pipe to the back left-hand corner.
We noted that the garage of the neighbour's property downpipe drains onto your property. Also a foot trap here.



Rainwater fittings



No soffit ventilation fitted around the roof.



There appears to be sufficient brick weep holes - bit unfortunate that these are white as they stand out.
We noted that the weep holes have been removed to the bricks just above the DPC, not sure of the reason for this. I don't think it's anything serious. We did note on the right-hand side that the brick weep holes are visible just above the DPC.

External walls front elevation

There is an extract grill cover missing above the utility door externally.

Right side elevation

I did note that quite a lot of the weep holes have been removed.

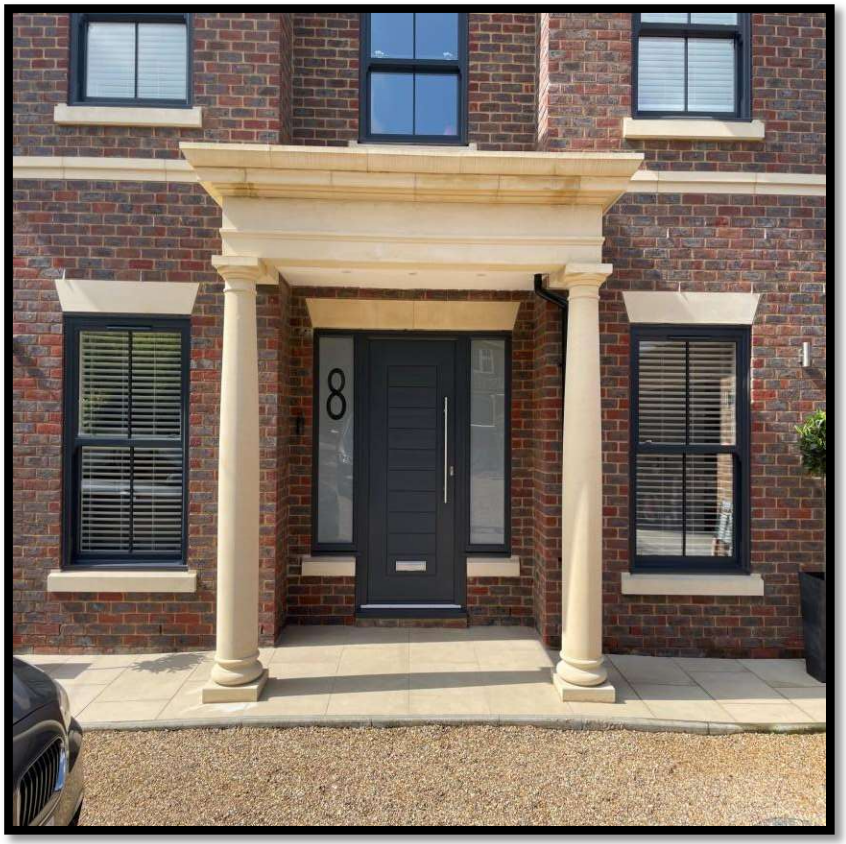
External walls rear elevation

Damp proof course appears to be one brick course in front of the brick door and two brick courses to the left and right-hand side slightly compromised by the footpath but I don't suspect that this will cause any issues as this is a cavity wall And according to the sectional drawings has a stepped DPC.

Damp Proof Course (DPC)

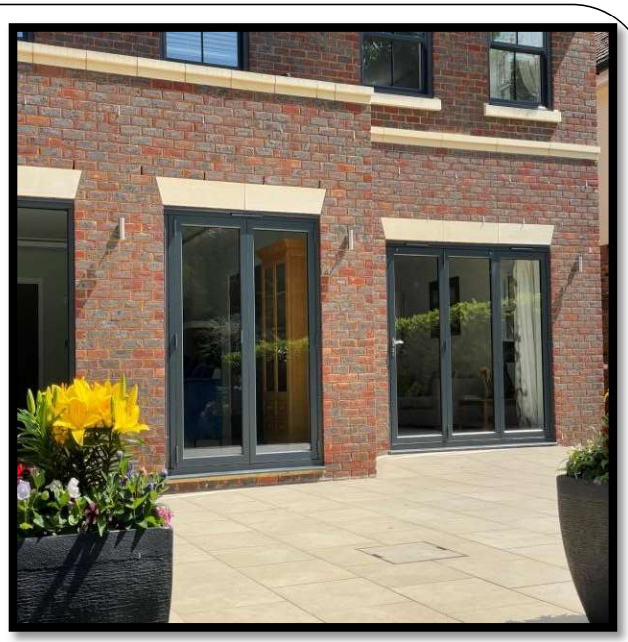
Position of vent bricks.

Air bricks located around the property



Front door consists of a UPVC composite material with frosted double glazed units either side. Door appears in good condition.
We noted that the metal door into the side of the garage the external handle here has snapped and broken.

Front door and garage doors



Front door consists of a UPVC composite material with frosted double glazed units either side. Door appears in good condition.

Rear sliding patio doors

Windows viewed around the property

Windows at the front of the property consist of sliding sash UPVC dark anthracite grey double glazed units. Windows appear in good condition. Windows are fitted with trickle ventilation.

Playroom second floor

Dry lined plaster skimmed walls, all in good condition with low-level white painted skirting board.
Solid suspended concrete floors with underfloor heating.
Carpets to floors, floors appear to be solid underfoot and level.
Windows internally white finish - all appeared in good condition.
There is underfloor heating at this level.
There are double outlet sockets in three locations that I could see, also provisions for TV. Generally throughout the property it appears to be well served for electrical socket outlets.

White painted ceilings with low energy down lighters, all working.
Ceiling is in good condition.
Dry lined timber stud walls and dry lining to perimeter. All appeared in good condition.
Floors in good condition.

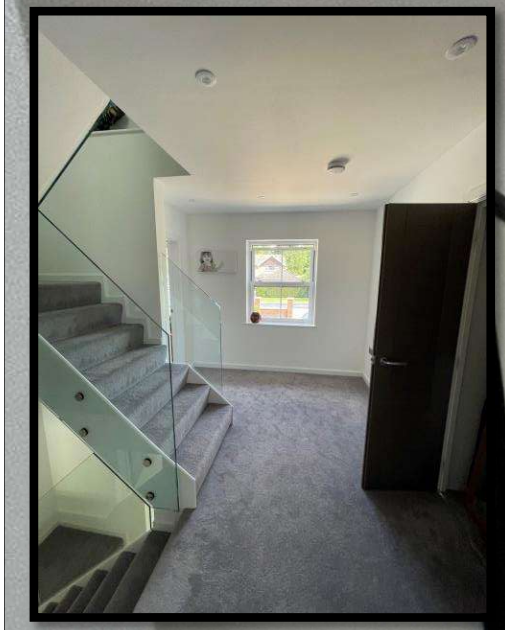
Bedroom 3

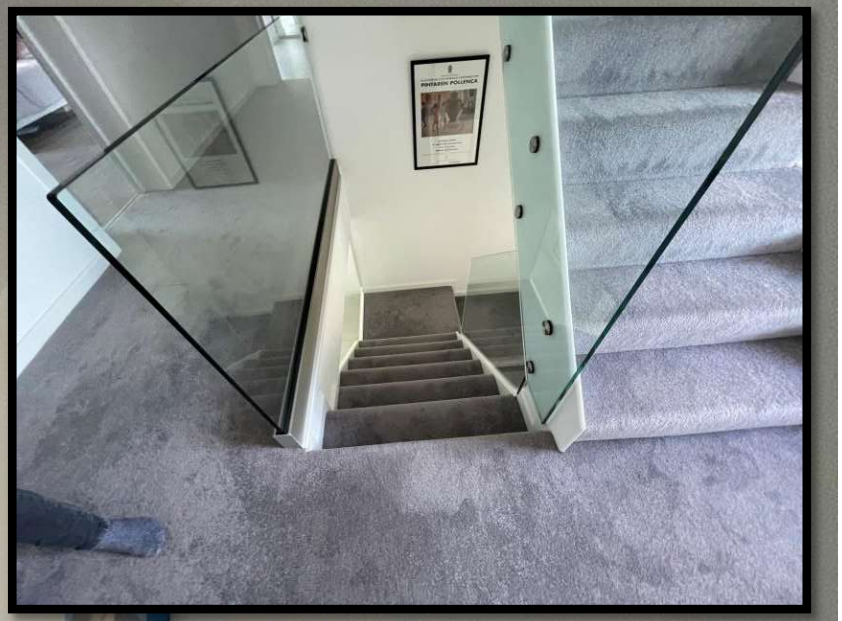
Bathroom 3 En Suite

White painted angled ceiling with down lighters and extractor.
Stone tiles to walls all appeared in good condition.
Large stone tile floors all appeared in good condition.
Low energy down lighters all appear to be working.
The water pressures appeared good to the sanitary ware generally.
Low-level entry shower with clear screen – the screen was very shaky, needs a brace to hold it more firmly.

Landing at the top of stairs on second floor

White painted ceiling with skylight and high energy light with a natural skylight above and smoke detector which appears to be linked throughout the property. These should be tested on a re
Cupboard of the landing contains the manifold for the underfloor heating at this level. There also appears to be provision in here possibly for connection up For broadband/Internet. This was confirmed later by the seller who stated that they don't really use them as they use the plug-in Internet boosters throughout the property. gular basis by the owners.



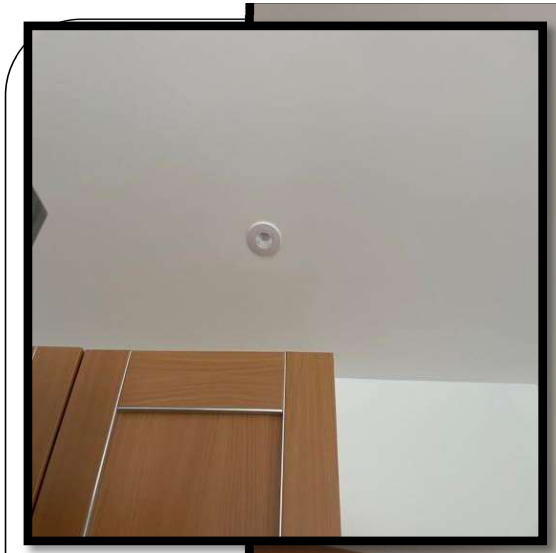


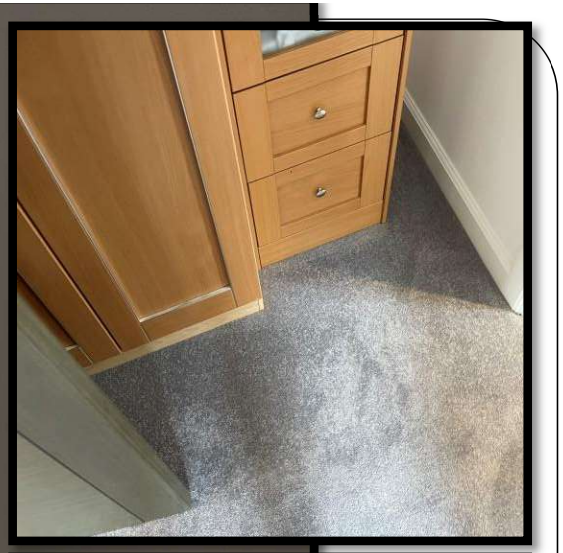
All in good condition.

First floor landing/stairs

Bedroom 1

White painted ceilings with low energy down lighters. Ceilings generally are in good condition as is the lighting in rooms.
White painted walls with stud partition dividing room and dry lined perimeter walls with MDF painted skirting board and architraves, all appear to be in good condition.
Floors for carpet all in good condition.





Walk in wardrobe

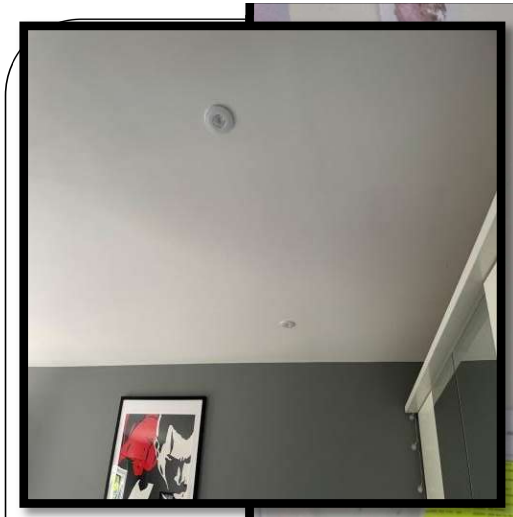
All in good condition.

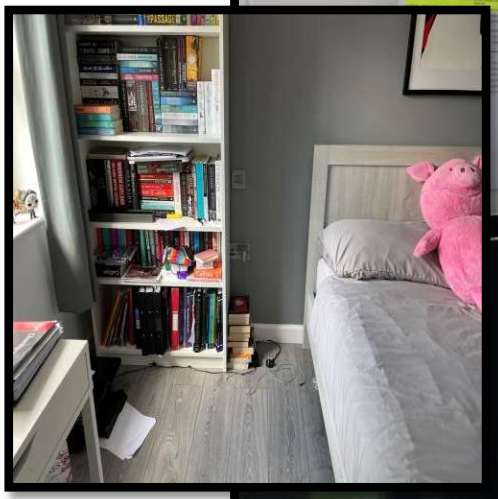
White painted ceilings with down lighters, all in good condition and working order.
Full height tiled walls all in good condition.
Fully stone tiled floor with level entry shower all in good condition, I see that the shower screen does have a stabiliser unlike bedroom 3 En Suite.
All in good condition, there are blinds in the front of the windows; need to enquire if these are included in the scale.
Room stat fitted on the wall for the underfloor heating.
Lights all operational including central feature light fitting.

Bathroom 1 En Suite

White painted ceilings with down lighters and extractor and chandelier over bath. All appeared in good condition.
Full height tiled walls, all in good condition.
Fully tiled floors, all in good condition.
Door into bathroom in good condition.
Sanitary ware all appeared in good condition.
Towel radiator appears to be electric, the rubber grommet is missing between the cable and the face.
Sanitary ware appeared in good condition, there is a resin bath with floor standing mixer disappeared firmly fixed to the floor.

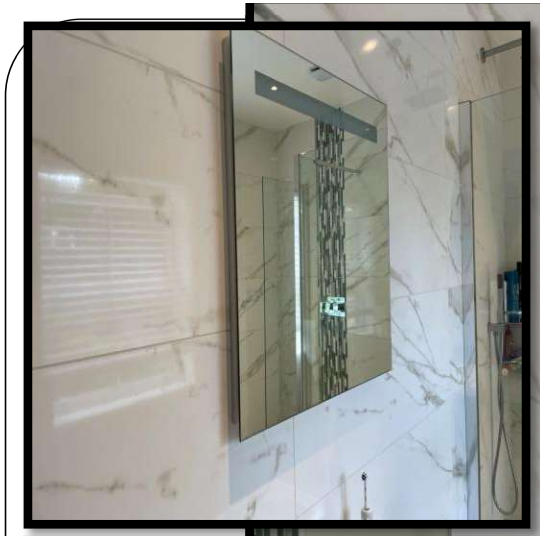
Main bathroom





All appeared in good condition.
There is a freestanding wardrobe here.
Low energy light central light fitting all working.

Bedroom 4



Bedroom 4 En Suite

White painted ceiling with low energy down lighters and extractor.
Fully tiled walls all appeared in good condition.
Fully tiled floors with level entry shower, all in good condition.
Plain glass to window however there is a blind fitted in front, all appeared in good condition.

All in good condition.

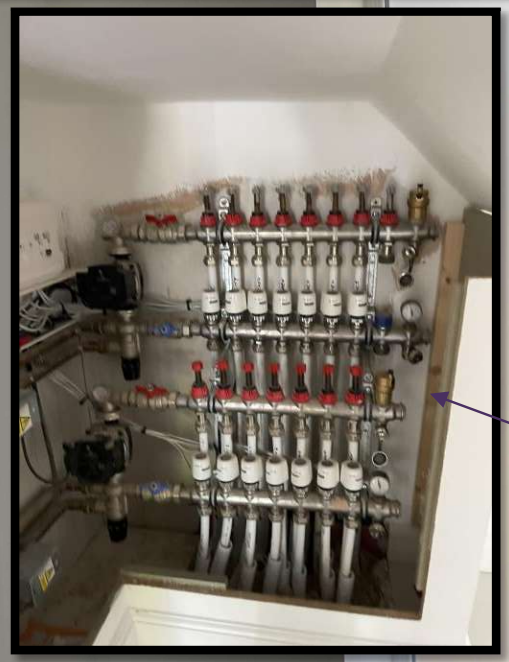
Bedroom 2

All in good condition.

Bedroom 2 En Suite

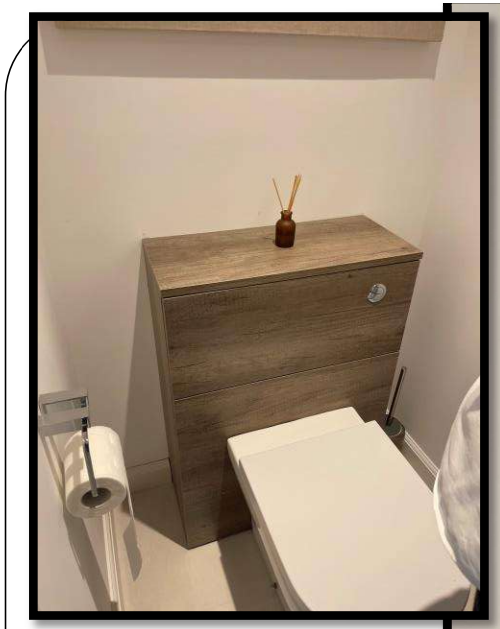
All in good condition.

Bedroom 5



Location of manifold below stairs for the underfloor heating. The upper floor manifold is in the top stair/hallway cupboard at attic level.

Ground floor hallway



White painted ceiling with two down lighters and extractor, all appear to be working in good condition.
White painted stud partition walls all in good condition.
Porcelain tiled floors all in good condition.
In good condition.
Wall radiator is electric, appears in good condition, face plate missing – cable just comes out of the wall.

Ground floor WC

Reception Room

White painted coffered recessed lighted ceiling, all in good condition.
Dry lined wall to perimeter and stud partitions between rooms and solid wall between reception and hallway, all in good condition.
Porcelain tiled floor all appeared in good condition.
Sliding folding door open during inspection, this all appeared in good condition.

Dining room

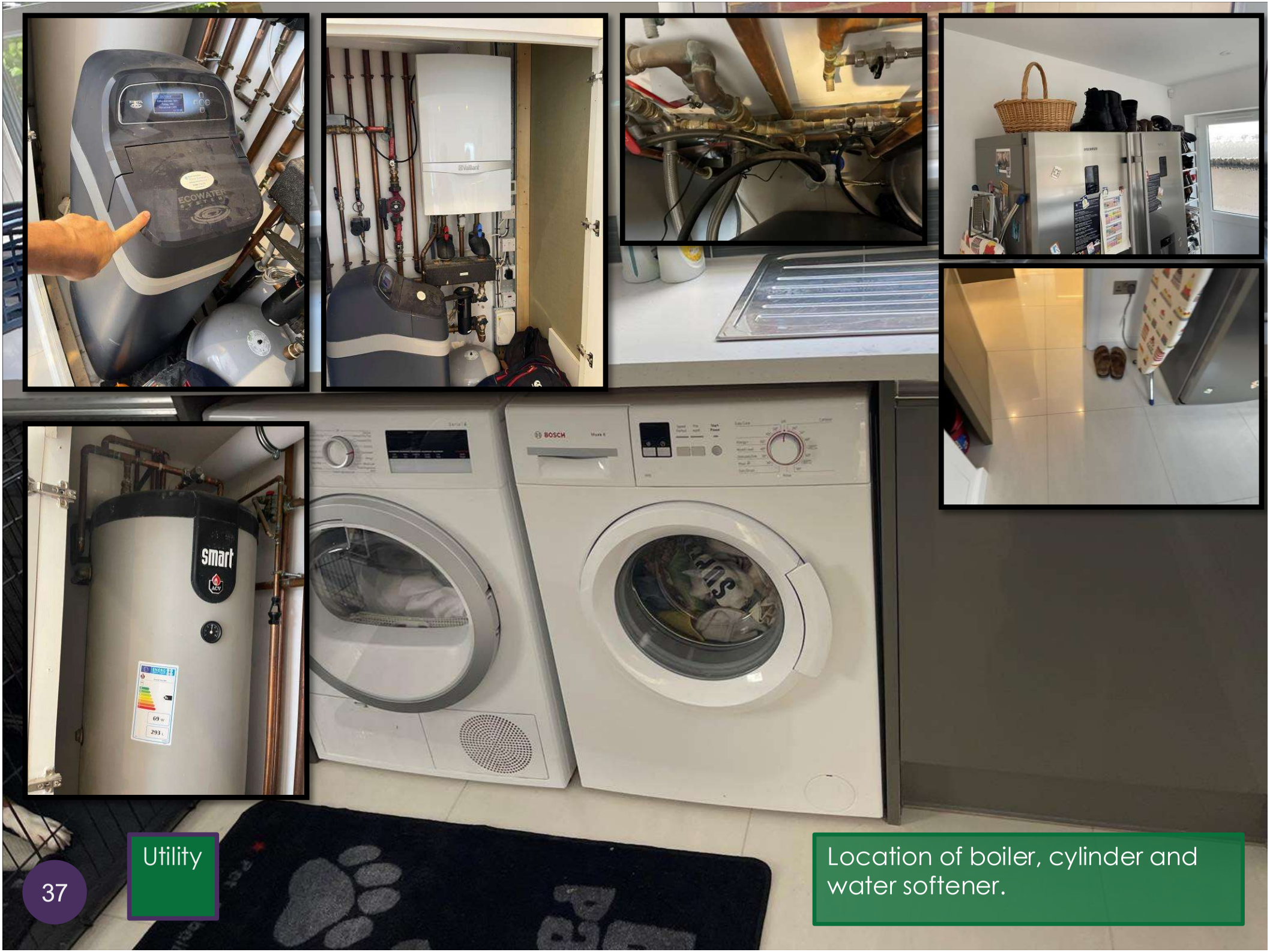
White painted coffered recessed lighted ceiling, all in good condition.
Dry lined wall to perimeter and stud partitions between rooms and solid wall between reception and hallway, all in good condition.
Porcelain tiled floor all appeared in good condition.
Sliding folding door open during inspection, this all appeared in good condition.

Kitchen 2

White painted coffered ceiling all in good condition with surrounding down lighters. Carpets to floors all in good condition. Currently used as a GYM.

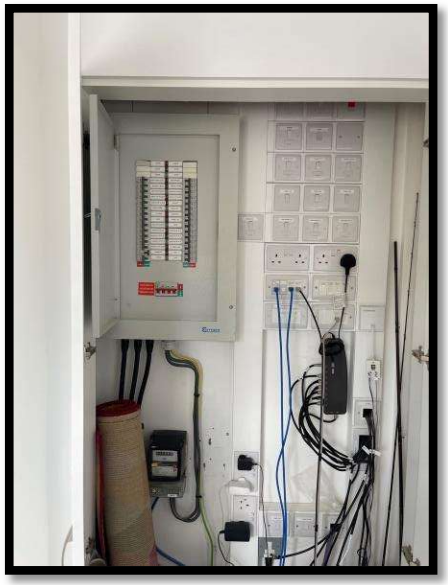
Kitchen/Breakfast Room

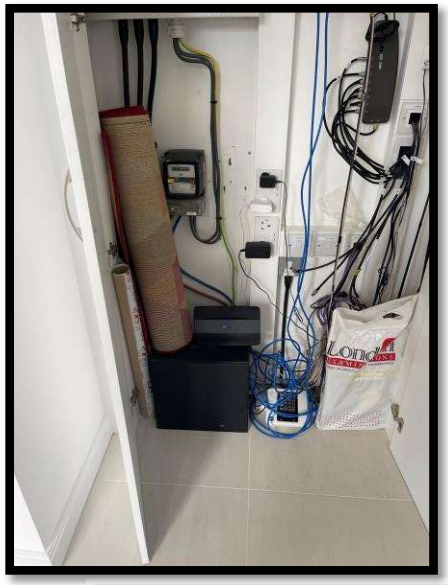
No issues apparent.

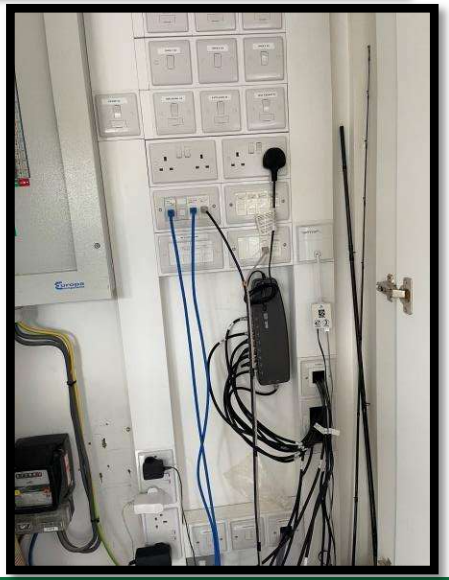


Utility

Location of boiler, cylinder and water softener.



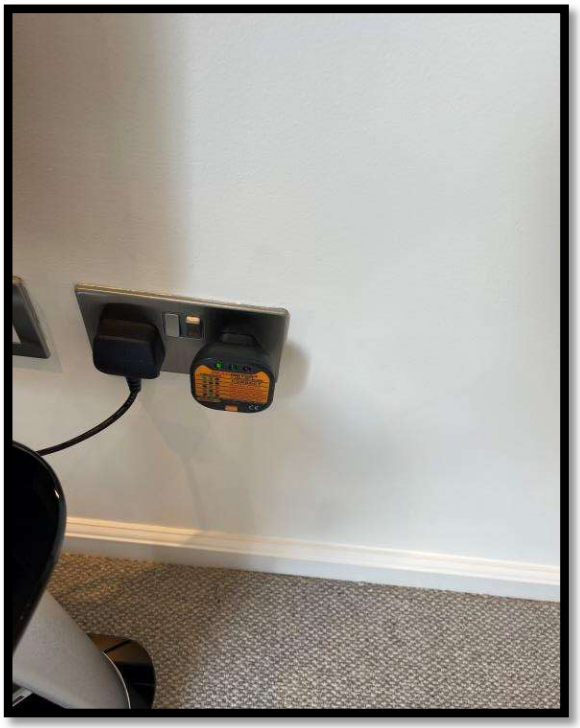




Study cupboard.

There are trips switchboards both located in the main property and in the garage.

Garage board is plastic and would not comply with modern regulations.

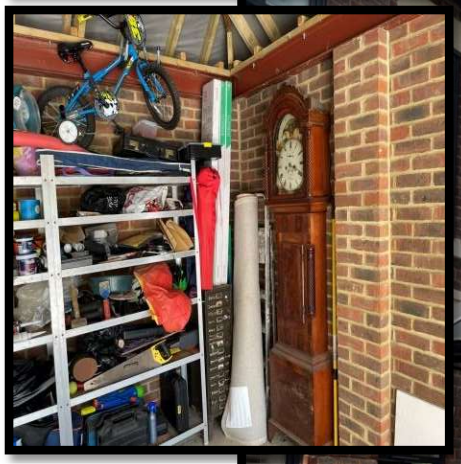


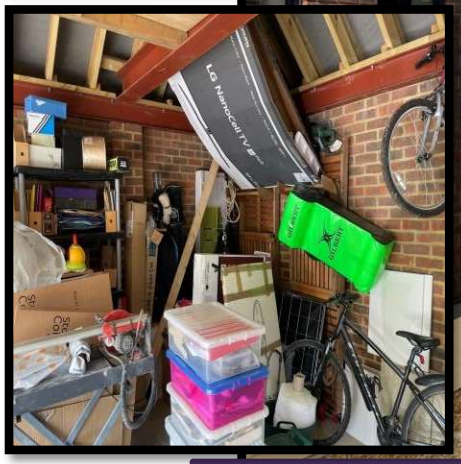
We randomly tested available electrical sockets for polarity and wiring defect issues – none observed.

Plug socket tests throughout property

Damp proof check throughout property

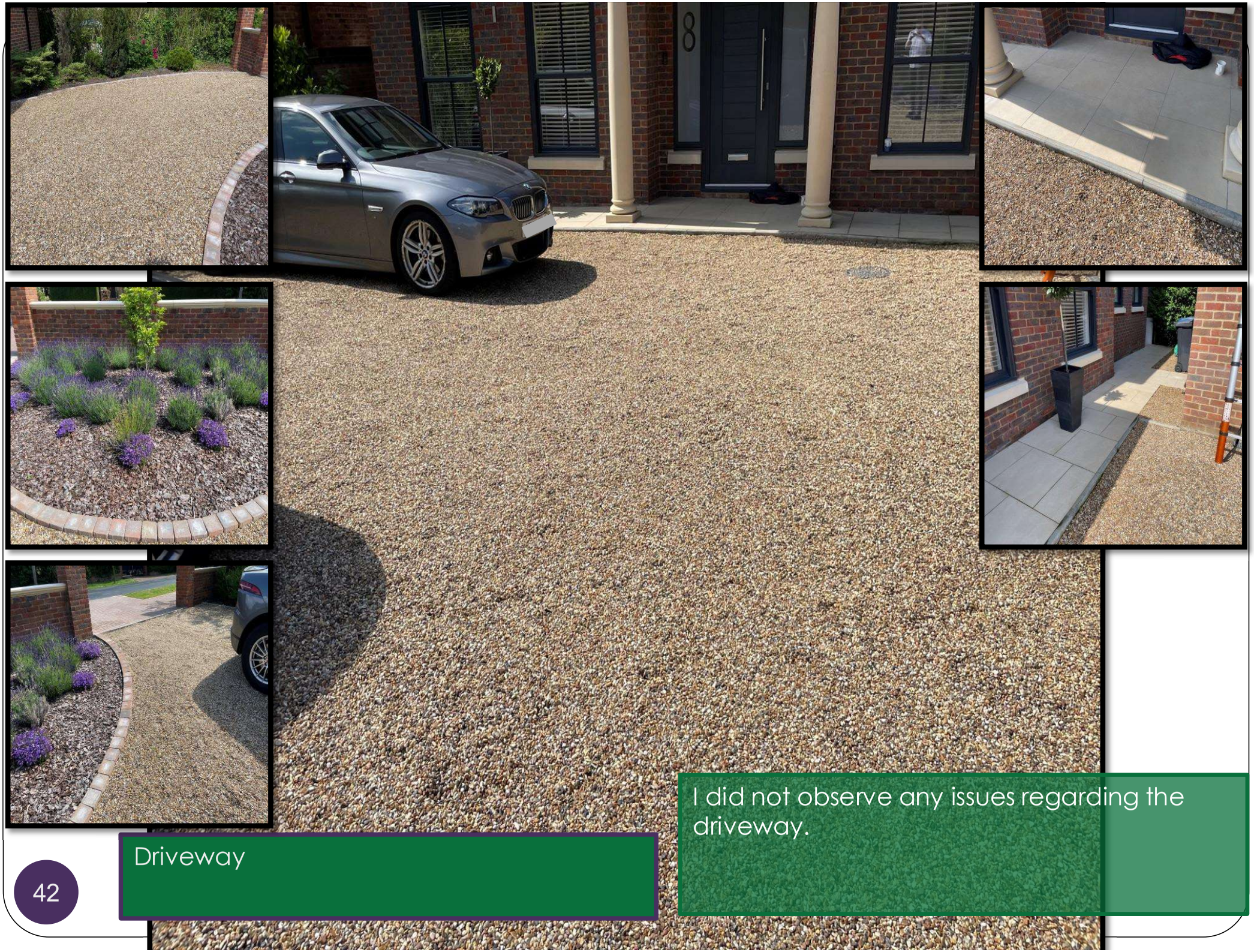
We did note in the garage at the DPM (Damp proof membrane) in the floor has not been linked into the brickwork DPC. We also noted that the ground levels at the rear of the garage compromise the level of the DPC. However, we did not note any damp issues within the garage. I would recommend that the two brick courses above the concrete floor slab are sealed with a brick sealer just to keep this area born dry and to avoid issues in the future.





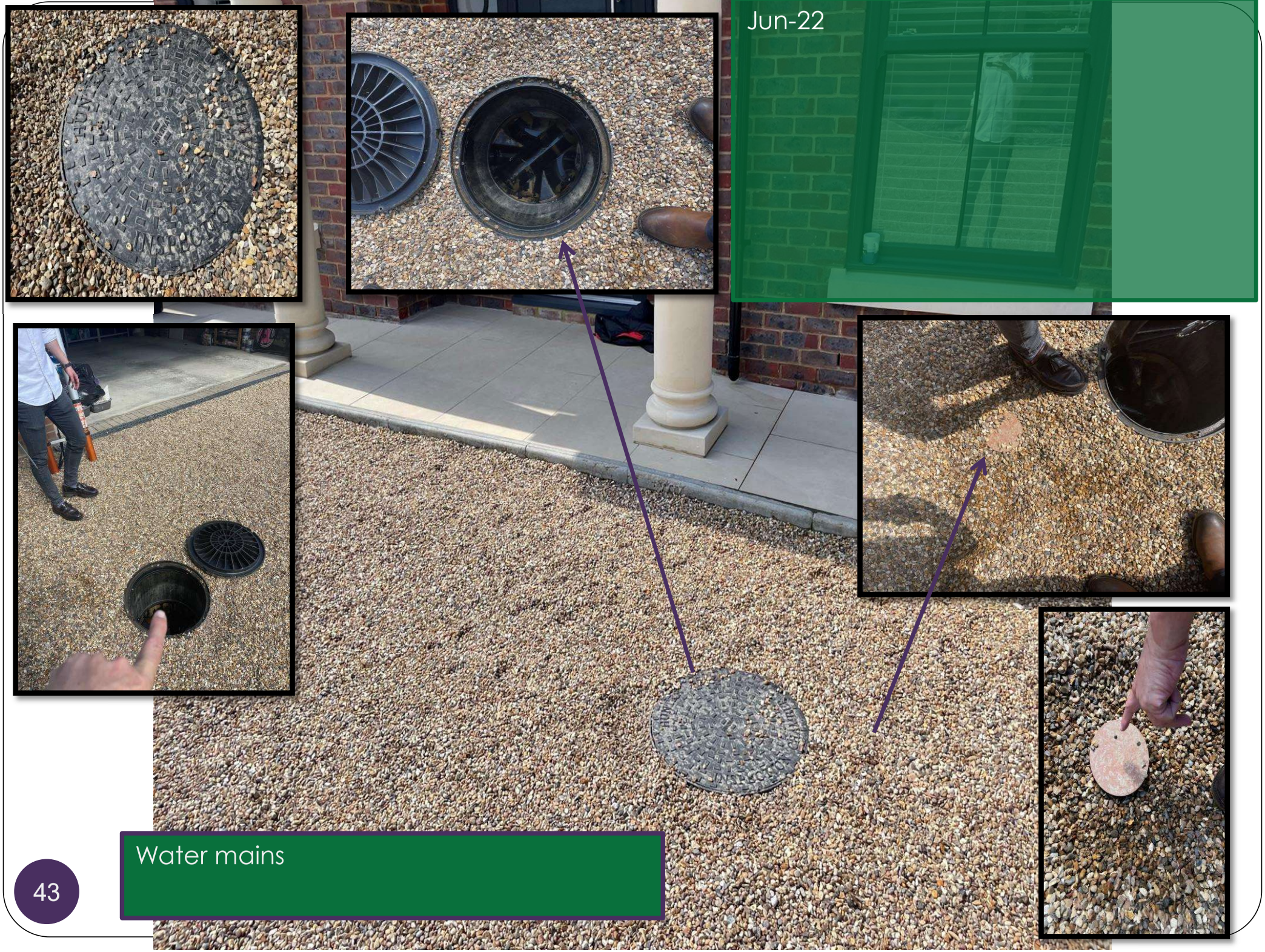
The automated door was fully operational during our visit and appeared in good condition.
The side white painted metal door, the handle has snapped off externally and needs to be fixed.
There is a circular window in the side of the garage; this appeared in reasonable condition, slightly soiled in appearance.

Garage



Driveway

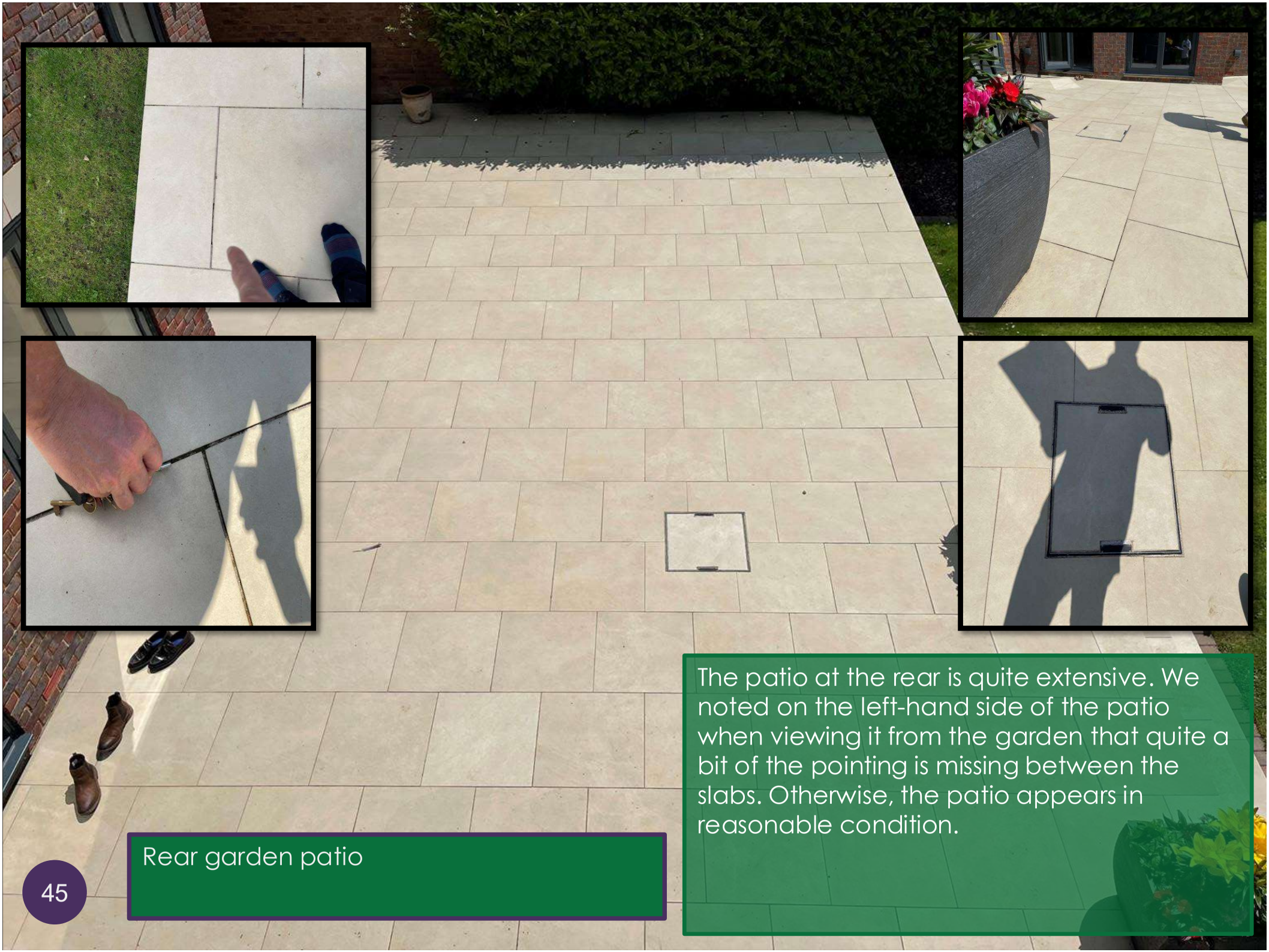
I did not observe any issues regarding the driveway.



Water mains

Shows the location of the gas meter externally at the side of the property. This appears to be primary earth bonded. The lid is cracked and broken to one of the boxes and requires repair-this won't be cheap

Gas box lid.



The patio at the rear is quite extensive. We noted on the left-hand side of the patio when viewing it from the garden that quite a bit of the pointing is missing between the slabs. Otherwise, the patio appears in reasonable condition.

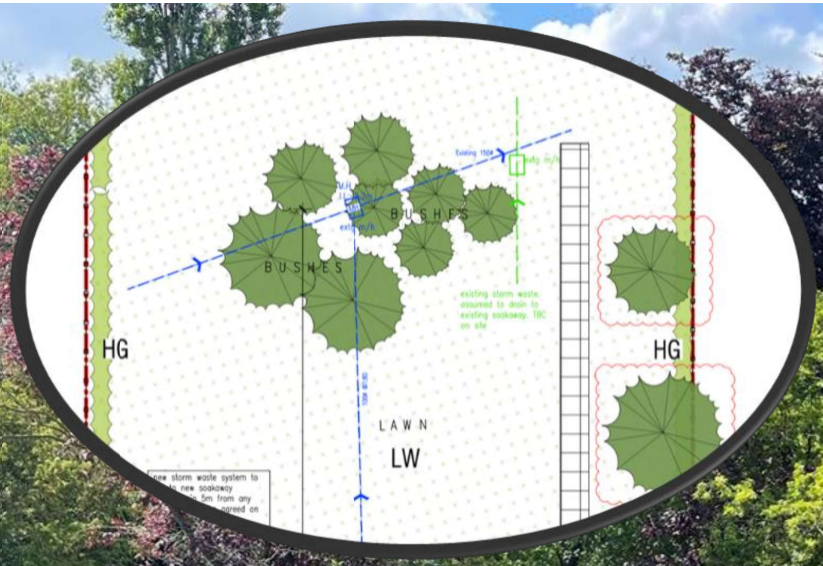
Rear garden patio

Also noted that there are unprotected **fall hazards** on the patio and the stairs leading down to the garden which require protective railings/handrail. To prevent trip hazards.

Garden patio edge

Garden

There is a large substantial garden to the rear. There is a central feature to the garden with the copper beach tree, we noted that there is a very large manhole chamber cover which looks like a public drain.



This tree clump conceals a large manhole chamber and public sewer pipe..

The direction of the pipe is shown on the drawing above. This drain is redundant.

Sections of garden

We discussed with you that there is a very large public adopted utility drain that runs across the garden at the rear. We have been told by the owner that this pipe takes the drainage from other properties and extends from left to right across the garden through the centre of the large clump of trees in the middle of the garden. It's likely that there is a easement/we leave across the rear garden. This as we discussed would prevent you building over this area.

Man hole covers rear garden

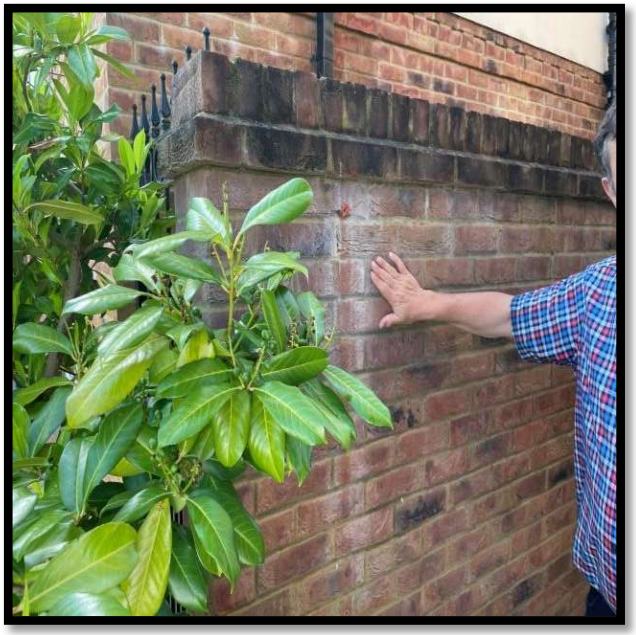
Owner is to conceal this cable underground. This would need to be clearly marked-to prevent issues with gardeners.

Electricity lead running down garden to rear

Overlooking neighbours from garden

Garden is slightly overlooked and the left-hand side in front of the patio by the neighbour. Also similar on the right- hand with the first-floor bedroom windows. I don't see that this will be much of an issue as these are only bedroom windows.

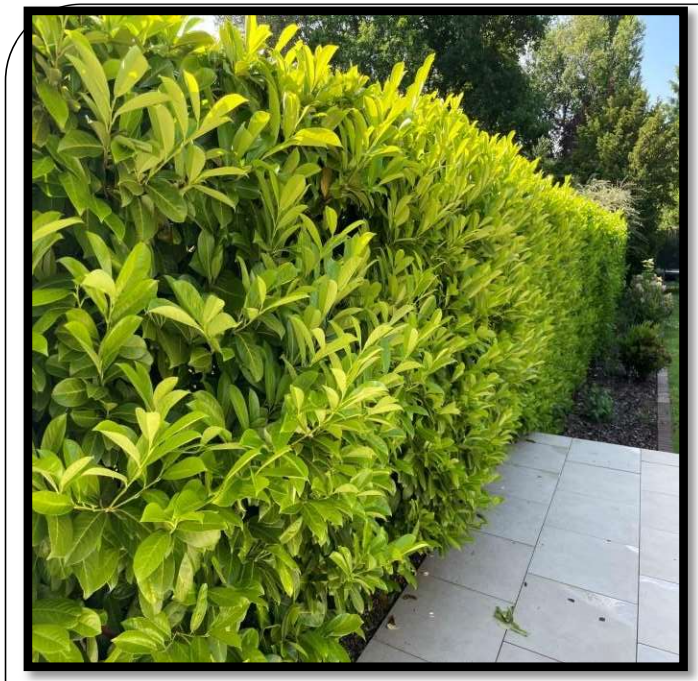
Garden outbuilding at the rear.

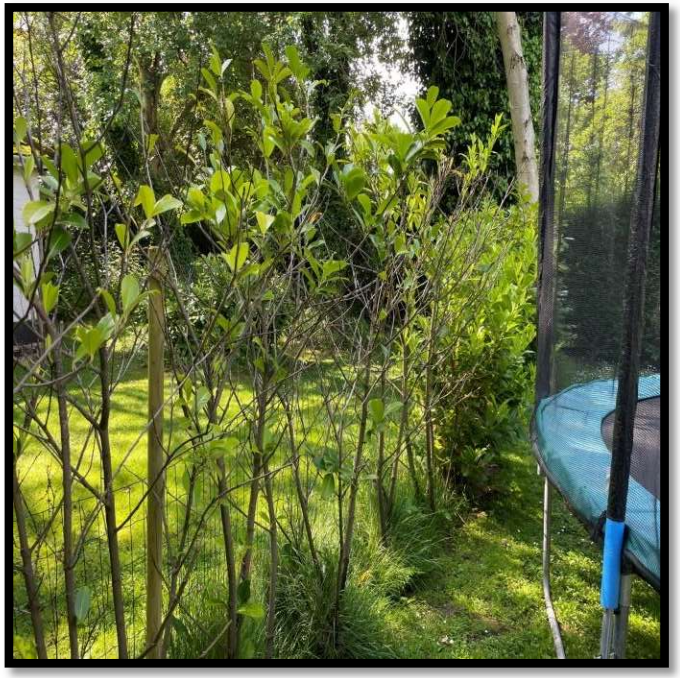


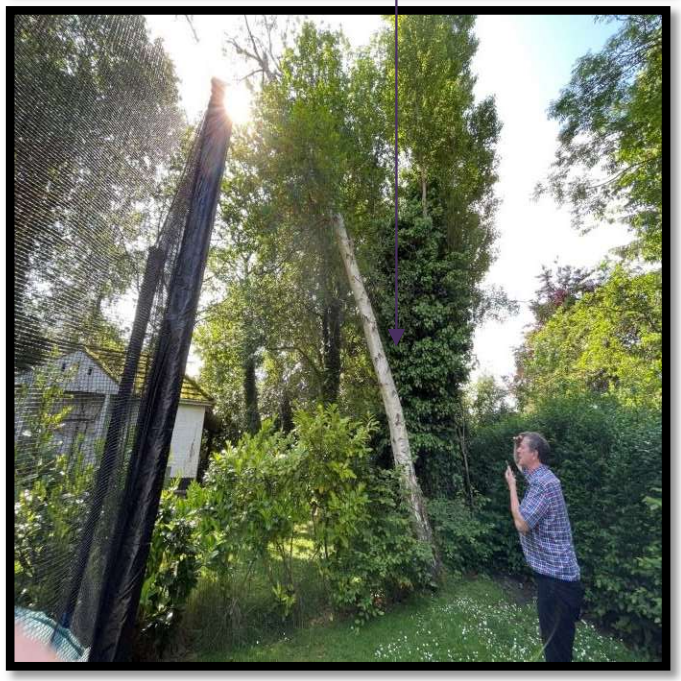
Boundary on the left-hand side appears to be physically marked with the brick pier and I would say the boundary starts on the face of the pier facing the neighbour. The boundary continuous down as a very thick shrubbery area which then goes to a smaller shrubbery area, This laurel hedge is owned by the seller.

Boundaries more clearly defined by the brick wall with the gate and I would say the boundary here is the face of the brickwork facing the neighbour's property. According to the owner/seller, they used to own this property and when selling it to the current neighbours, they made sure the wall belonged to them. This should.

Left – hand side boundary front of property

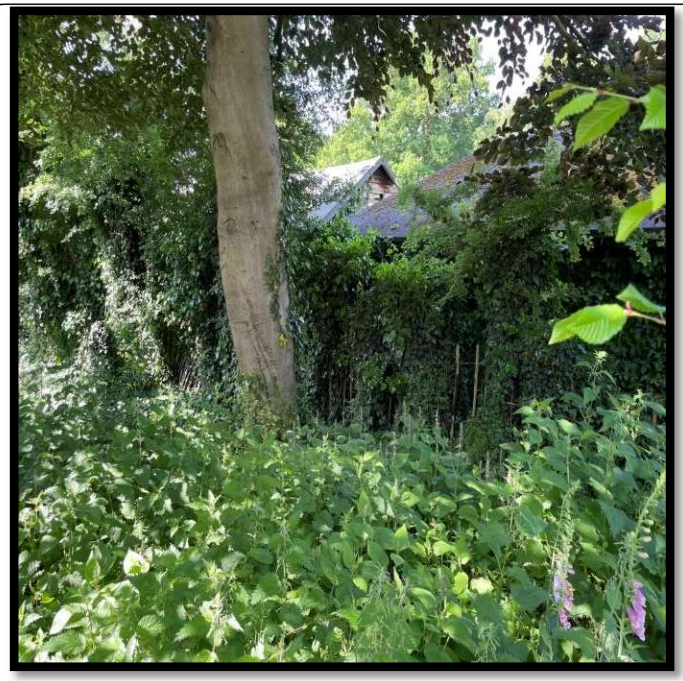






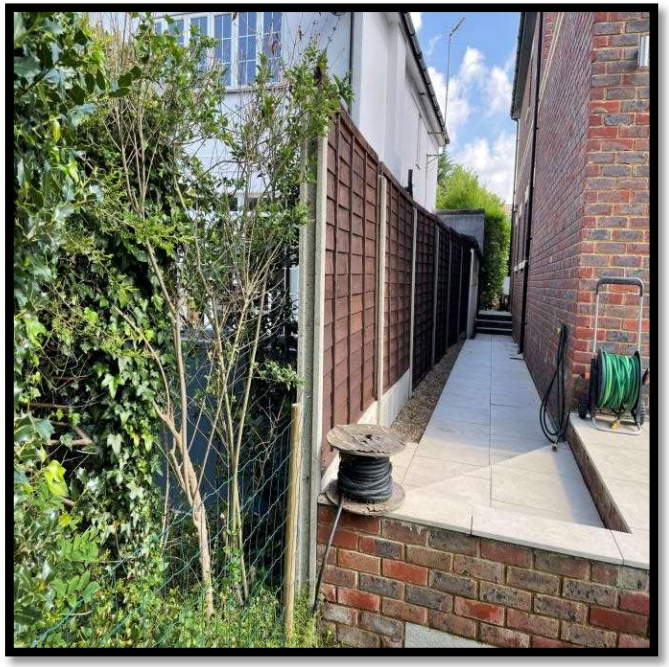
Continuing done the left-hand side of the property there is a thick laurel hedge, this belongs to the Seller (according to him) on the left-hand side – hedge is approximately 2 m high. Appears reasonably well maintained. Then there are two large fir trees and again, the boundary appears to be defined by a light weight chain-link lightweight fencing with the laurel hedge on the sellers' side of the property.
At the bottom of the garden where there is a birch tree in the sellers' garden, this appears to be leaning excessively into the neighbour's garden, the angle is approximately 60°. Would recommend this tree is removed to reduce risk of it falling over and causing damage or injury to the neighbour. There is a further large deciduous tree approximately 18 m tall at the rear and this is on the neighbour's side.

Left-hand side boundary at the rear of property



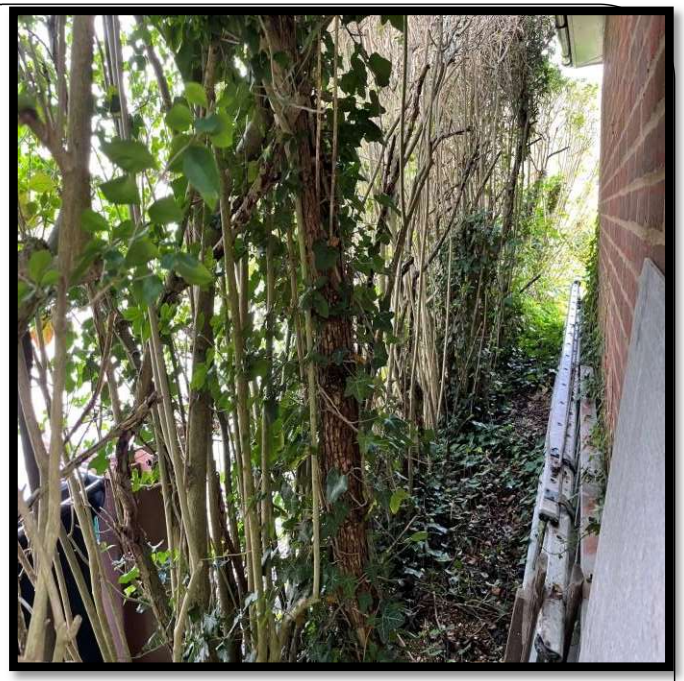
Across the back boundary there is a thick hedge combination of beech and other shrubbery, this extends across the back, I did not see any clear physical markers on exactly where the boundary there is a large copper beech tree at the rear which is approximately 16 m high. In the middle of the thick shrubbery/hedge there are fence posts marking the physical boundary.

End of garden boundary and neighbours land/outbuildings behind



Facing up the boundary on the left-hand side facing the property from the rear of the garden, there are several Leylandii trees which have been cut down at various stages approximately 3 m high, this is where you have all the logs stored up against the boundary - marked with a chain-link fence where you have the large deciduous tree with the rough bark. This is a lime tree.
Moving up this boundary towards the property, there is a clear chain-link low-level fence visible.
There is a further large sycamore tree, again this appears to be at least 20 m high very close to the rear of the property less than 9 m. Depending on the depth of the foundations this could have an influence on the soil dynamics. You will need confirmation that building control approval is available for the inspection of the foundations. RFI.

Right-hand side boundary at the rear of property



This continuous up to where the neighbour's property and outbuilding where the guttering over-sails the boundary. This continuous all the way up to the back of the garage where then you have a large hedge; it's not exactly clear where the boundary is here. I would say it's the face of the neighbour's garage wall.

The gutter appears to oversail the boundary in this location. Owner is aware of this.

Right-hand side boundary at the front of property

Front boundary at the front of property

We noted that the front wall to the property-looks like the railings and gates were never installed.
Boundary at the front is clearly marked with the brick walls which appear to be missing railings and gates.

Stable blocks according to the seller.

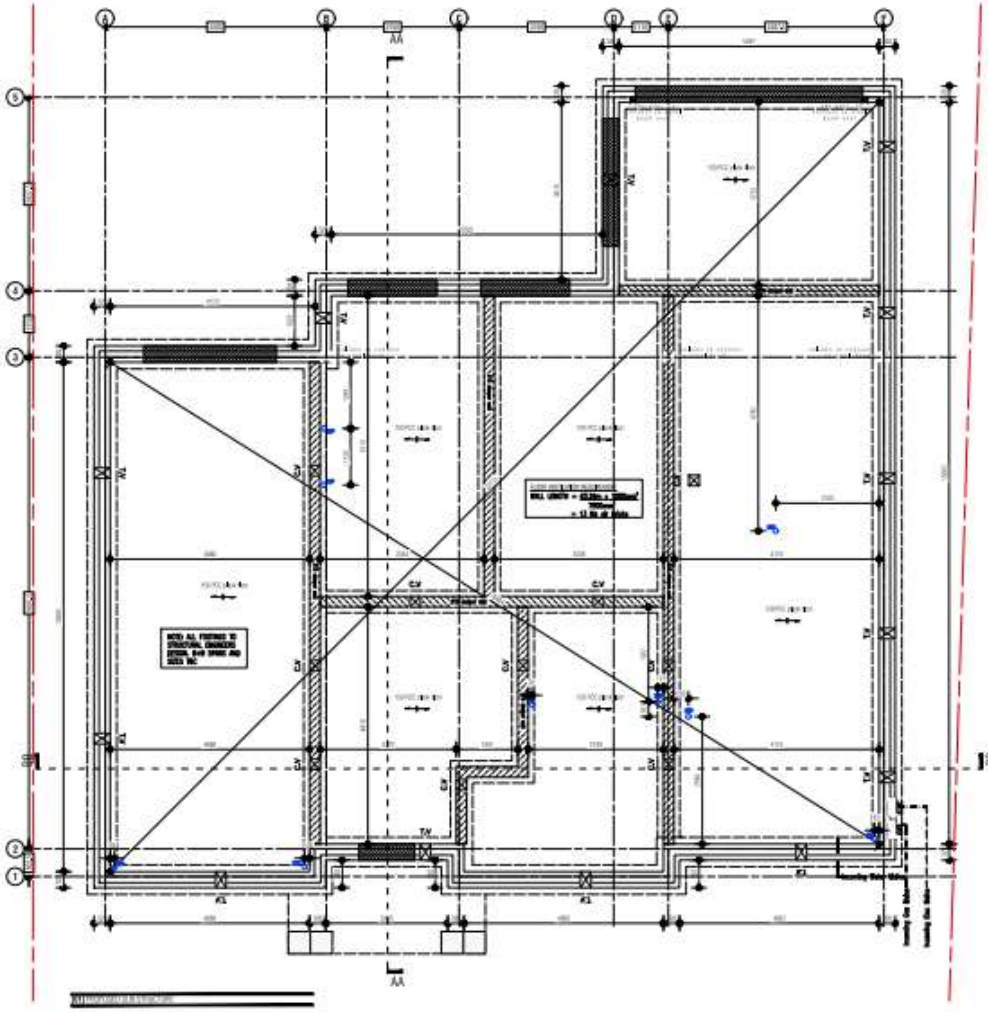
Neighbours gardens wraps itself around the rear of the seller's property.

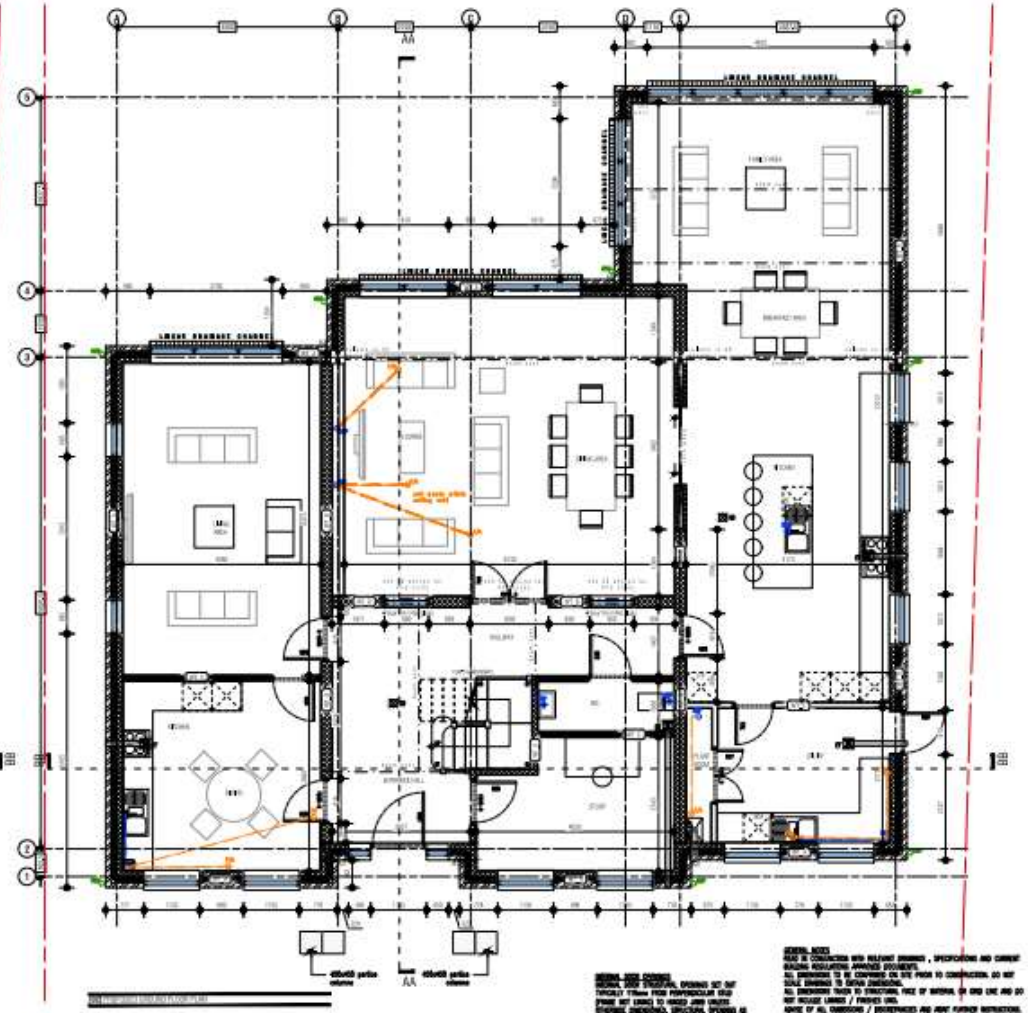
Items visible on the crown of the roof. One is the skylight-not sure what the others are? RFI.

Aerial view of property


Rear of property garden.
Rear of property

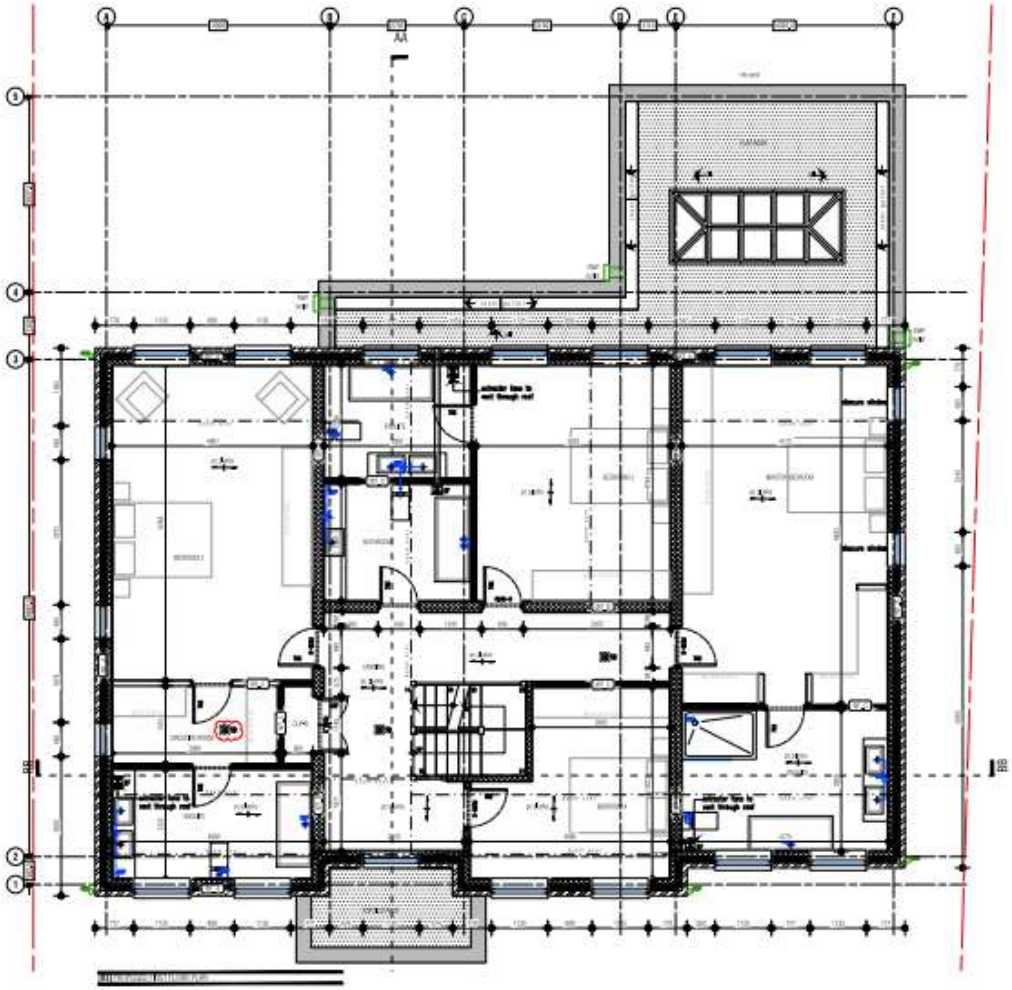
Subs and ground floor

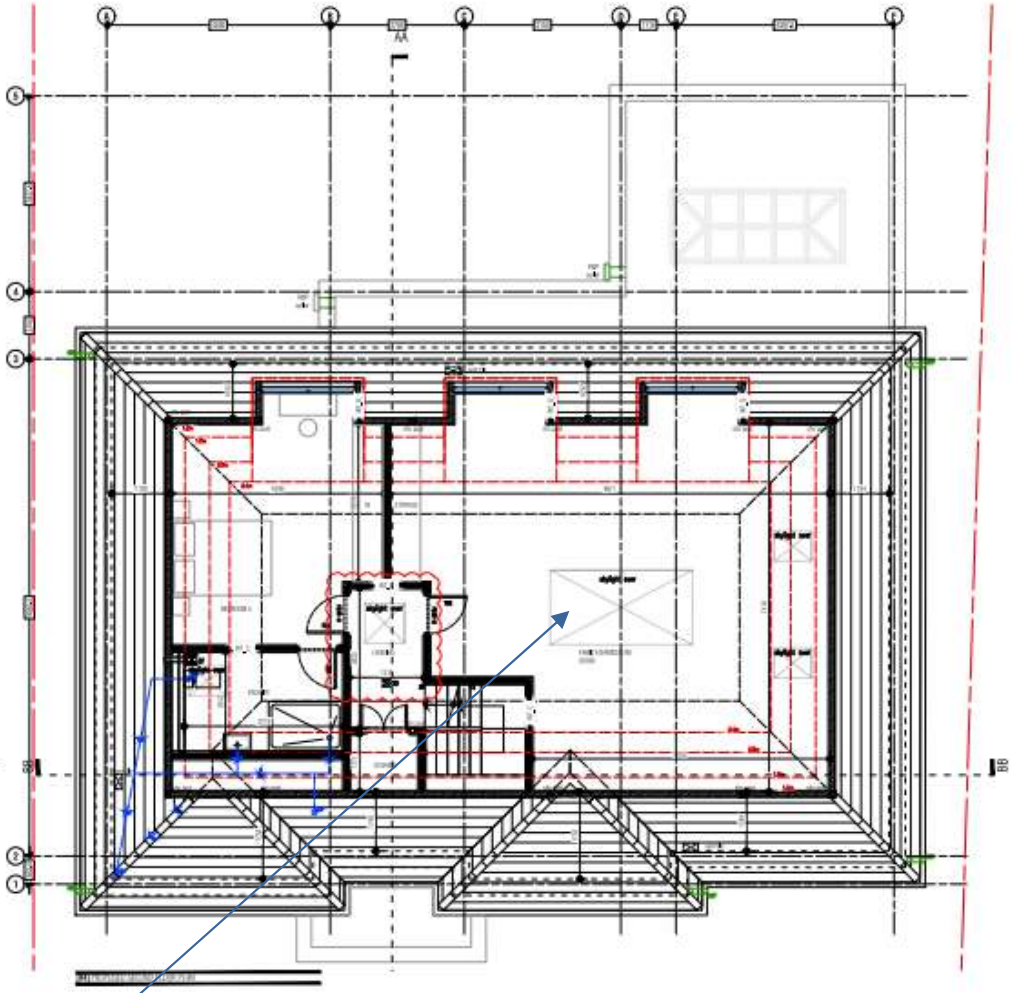




Foundation plan and GF walls..

First and second floor





1st floor and attic level. This skylight never added.

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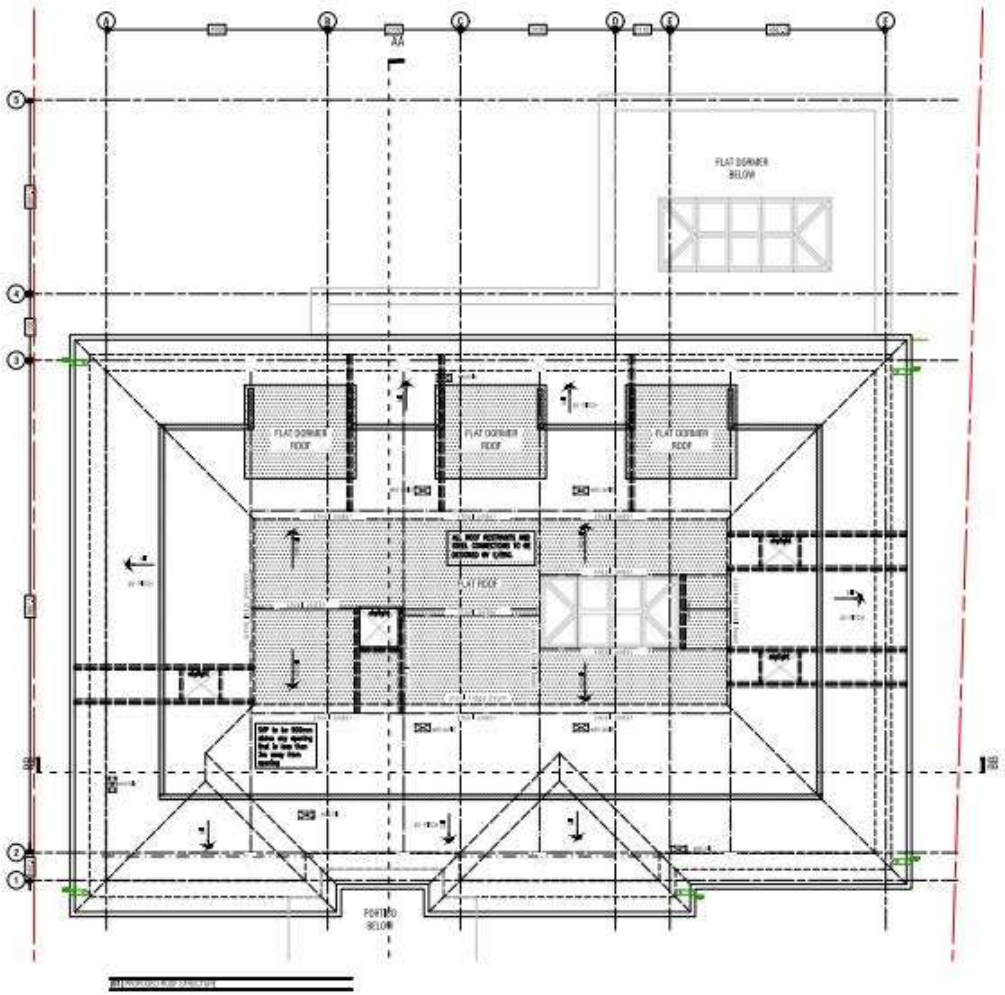
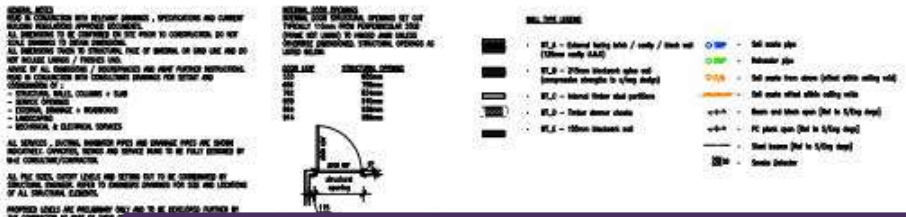
PRELIMINARY

AUGUST 2018

18_324_BR03C

Roof plan





Roof.

bryant + moore architects

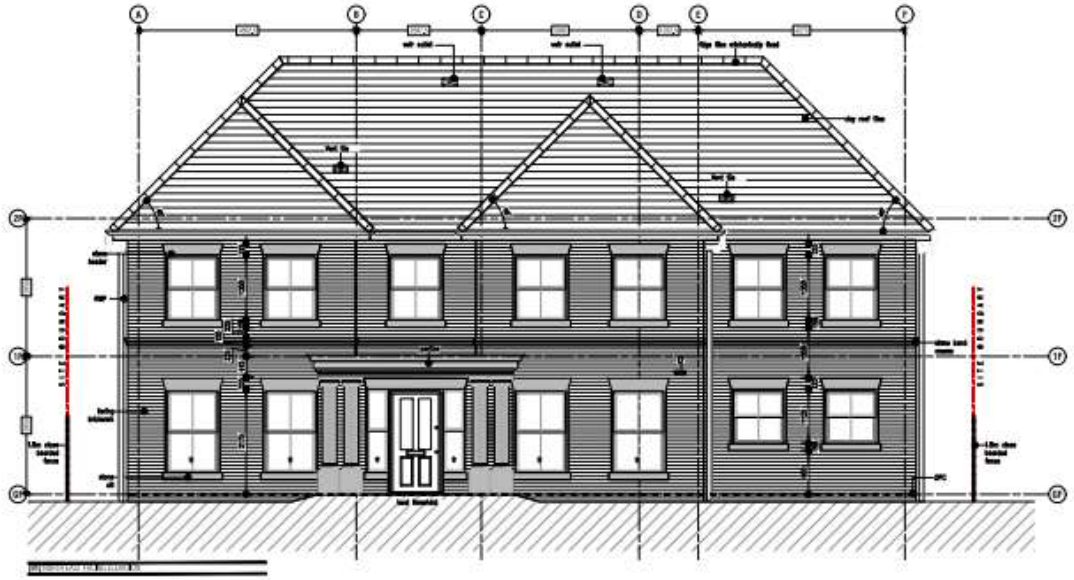
PRELIMINARY

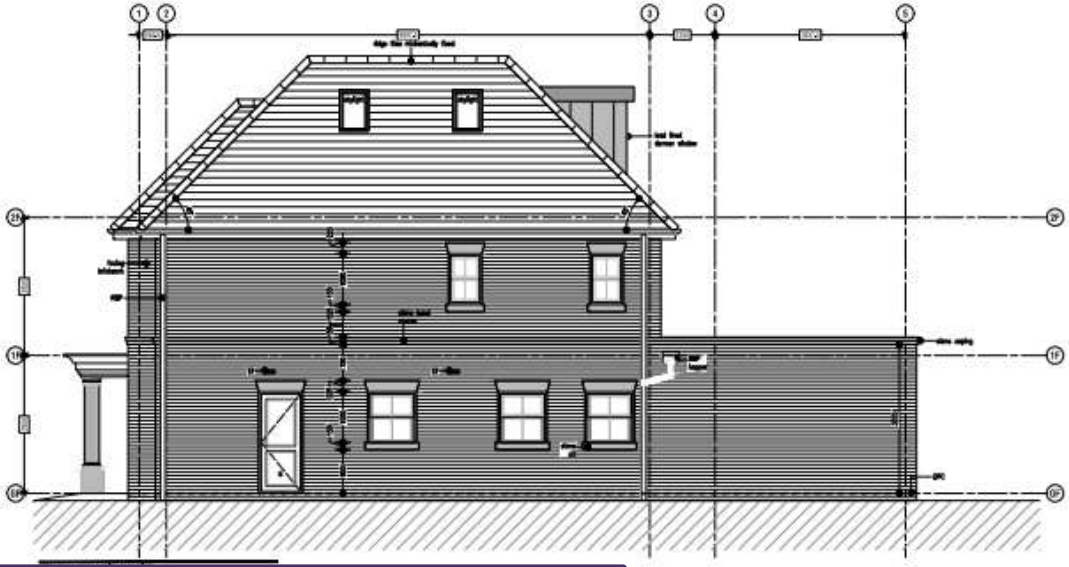
AUGUST 2010

18_324_BR04A

Elevations

No comments.

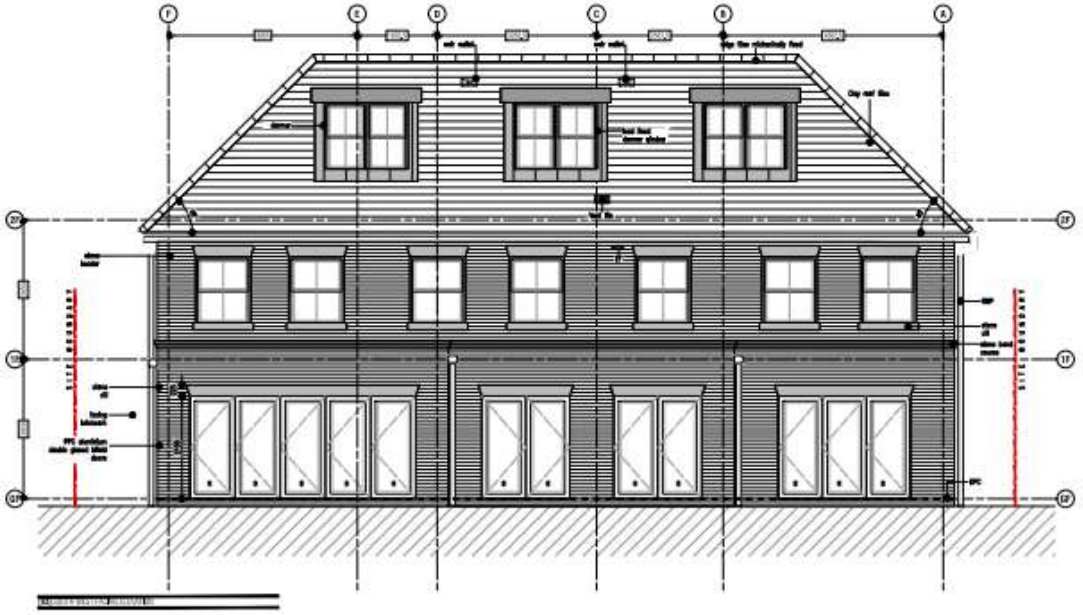


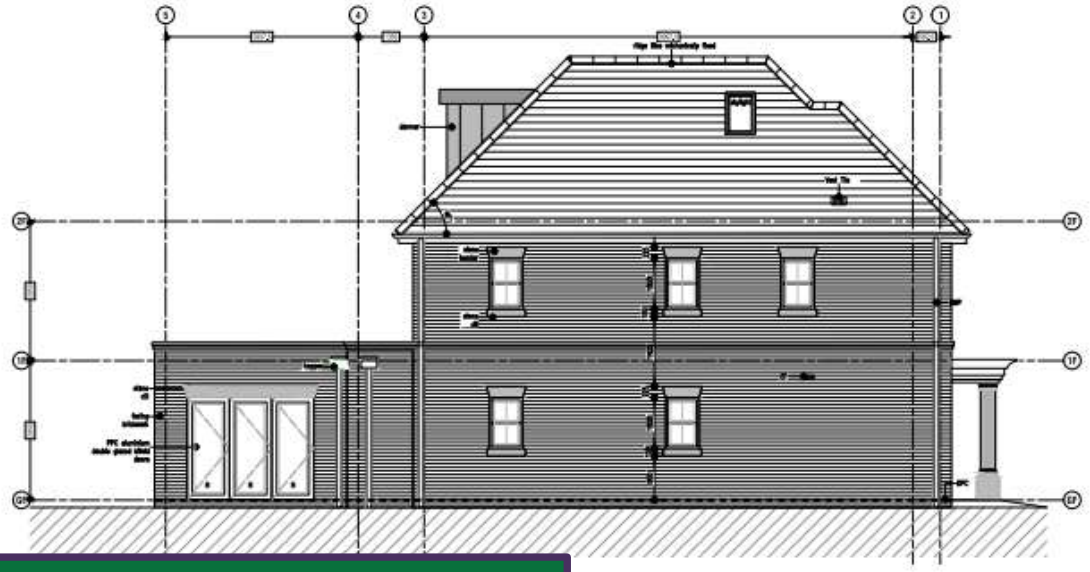


Front side elevation.

Elevations 2

No observations.





Rear and side

External works

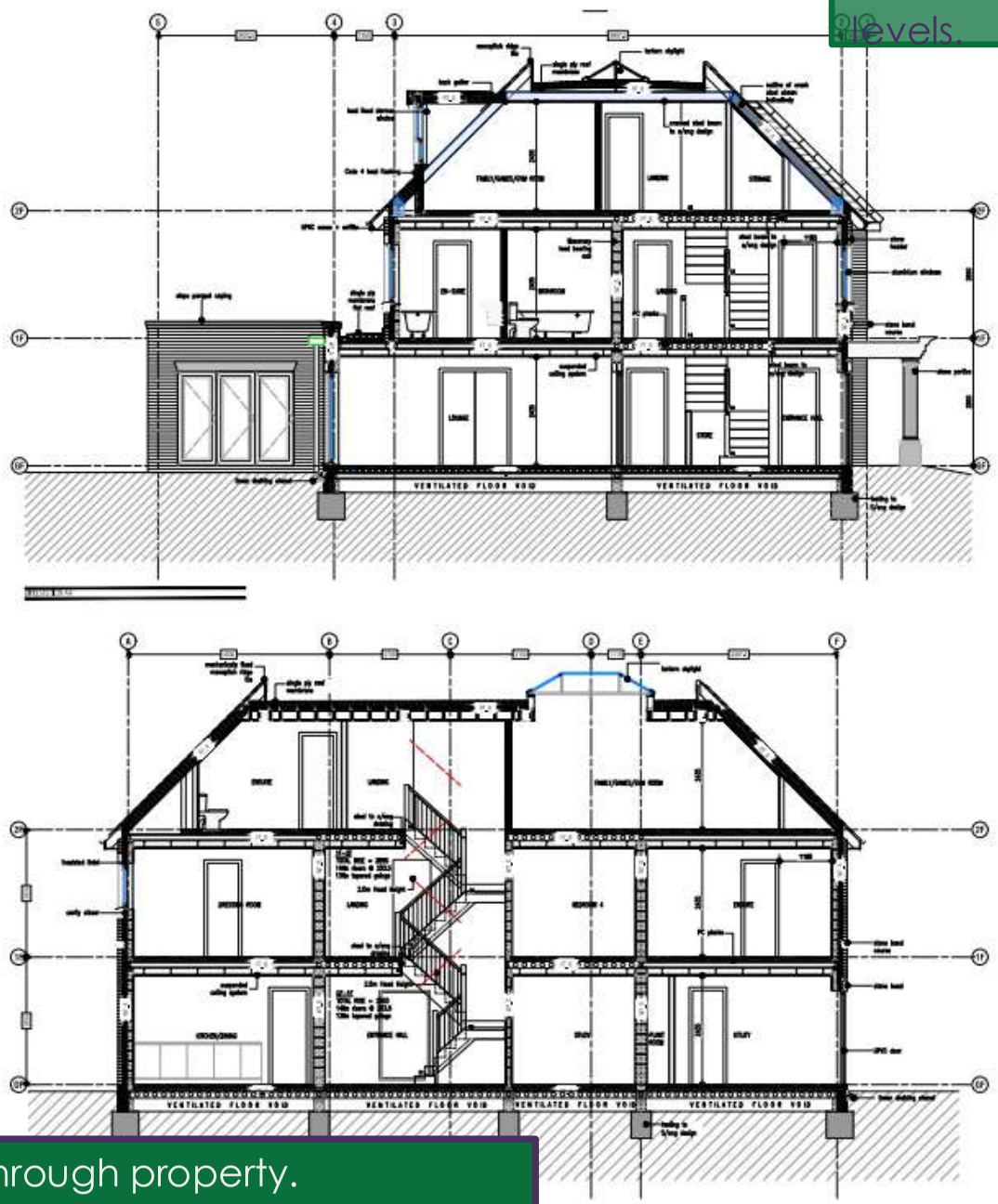
This shows the drain layout at the rear but not the front.

We believe there is a public adopted sewer at the front of the property taking neighbours drainage?

Drains layout.

Sections

All solid suspended concrete floors at all levels.



Cross section through property.

all structural elements in accordance with S/eng design. Refer to S/Eng drawings for all steel section sizes bearings and restraints

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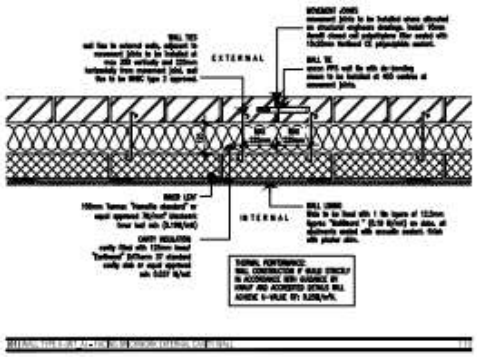
PRELIMINARY

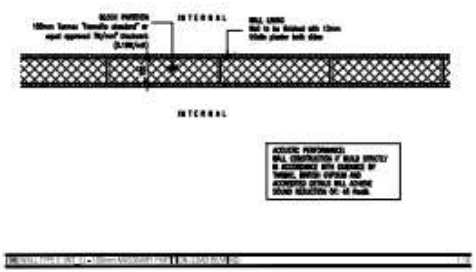
AUGUST 2018

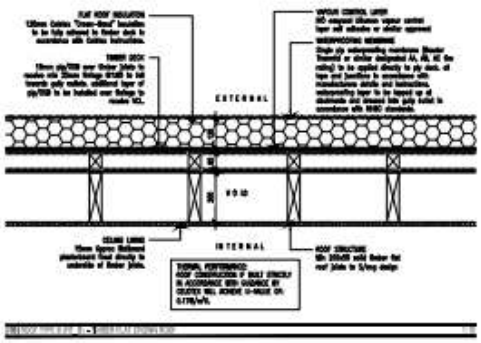
18_324_BR08A

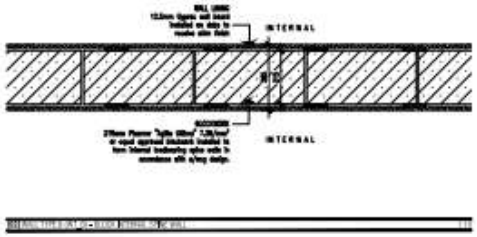
Wall, floor and roof types

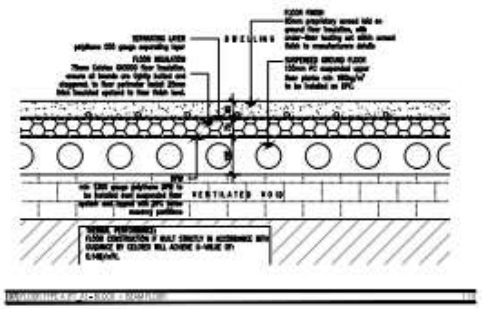
Typical details.

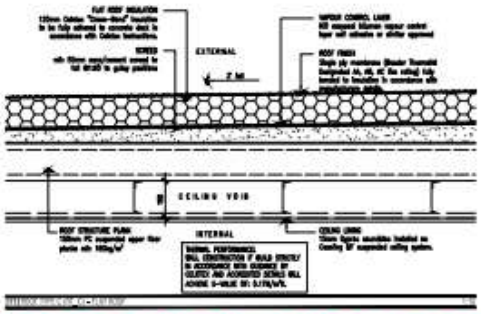


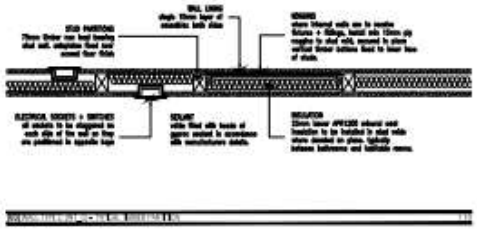


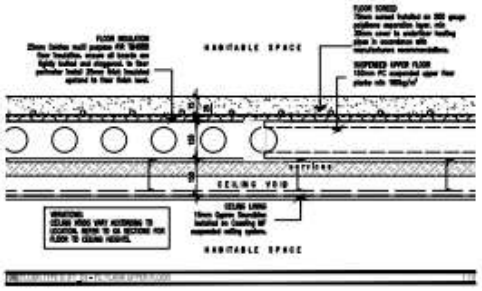


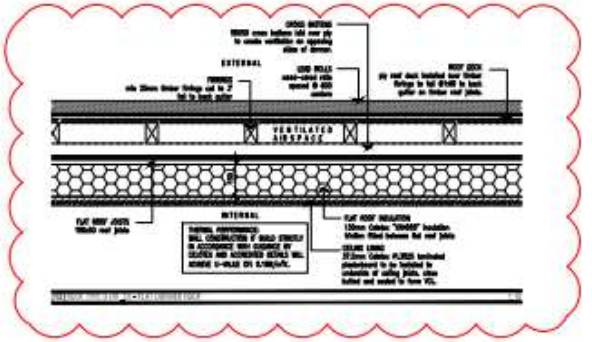


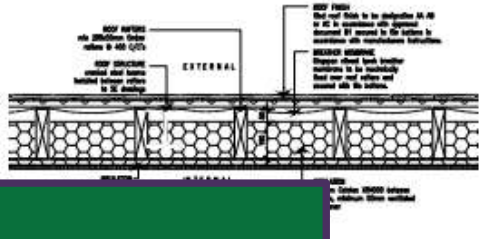












Wall floor and roof types.

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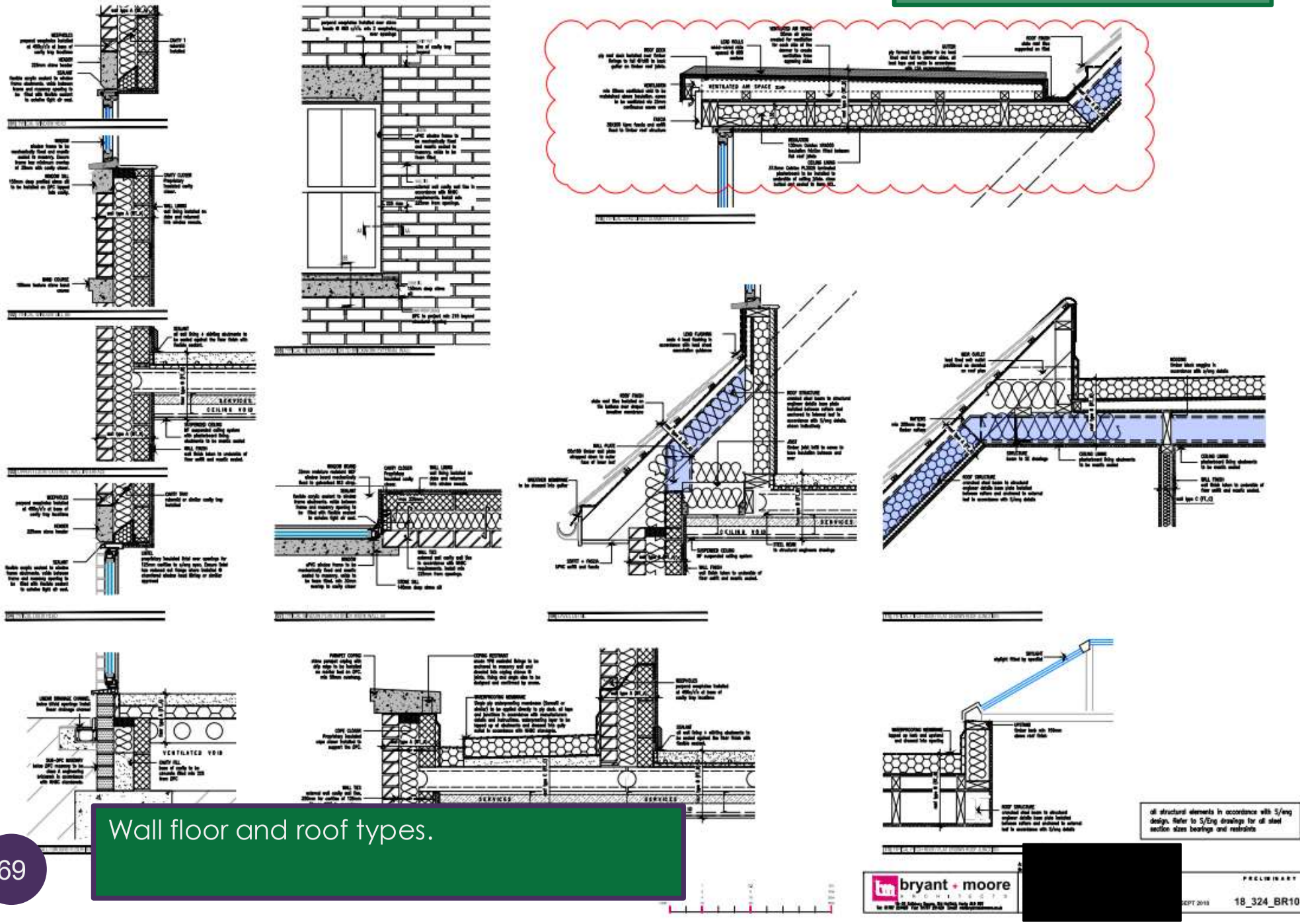
PRELIMINARY

SEPT 2010

18_324_BR09B

Wall, floor and roof junctions

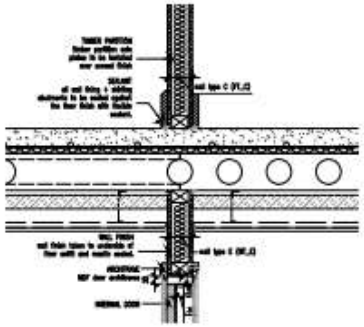
No comments.

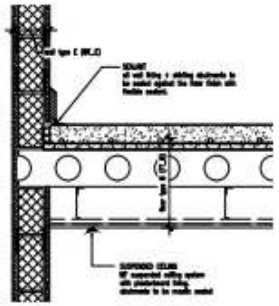


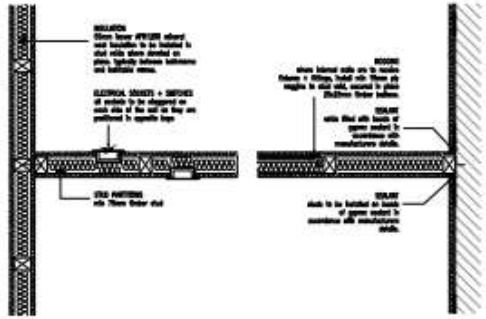
Wall floor and roof types.

Wall, floor and roof junctions 2

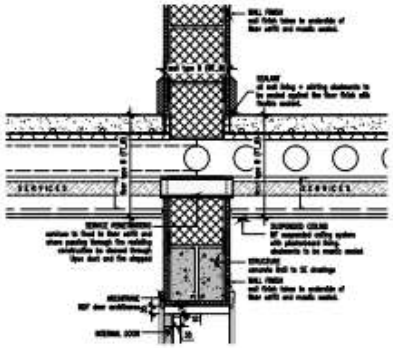
No commnets

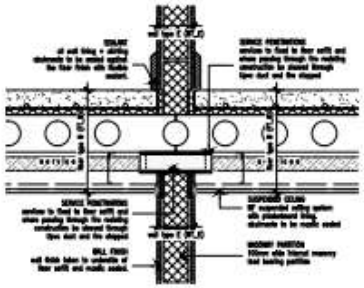


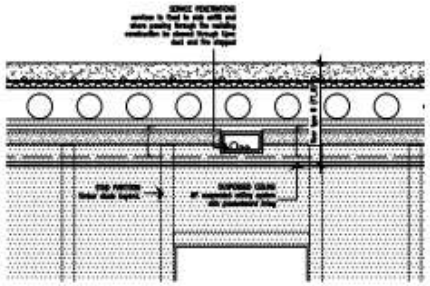


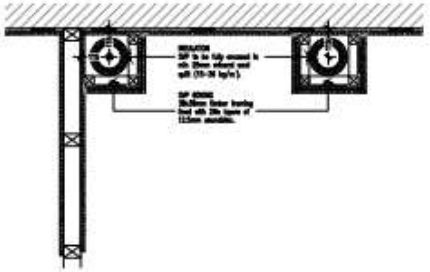


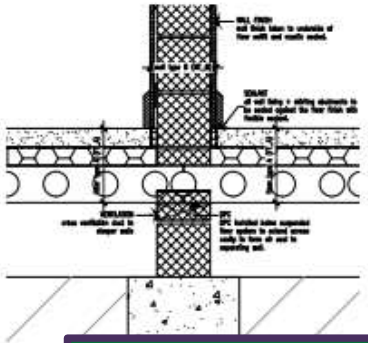
all structural elements in accordance with S/eng design. Refer to S/Eng drawings for all steel section sizes bearings and restraints

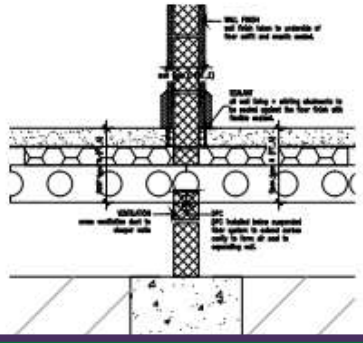


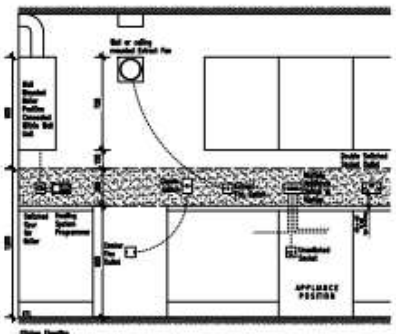


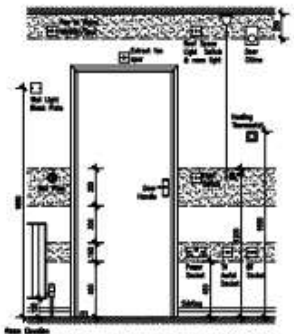












Wall, floor and roof junctions 2

bryant + moore ARCHITECTS

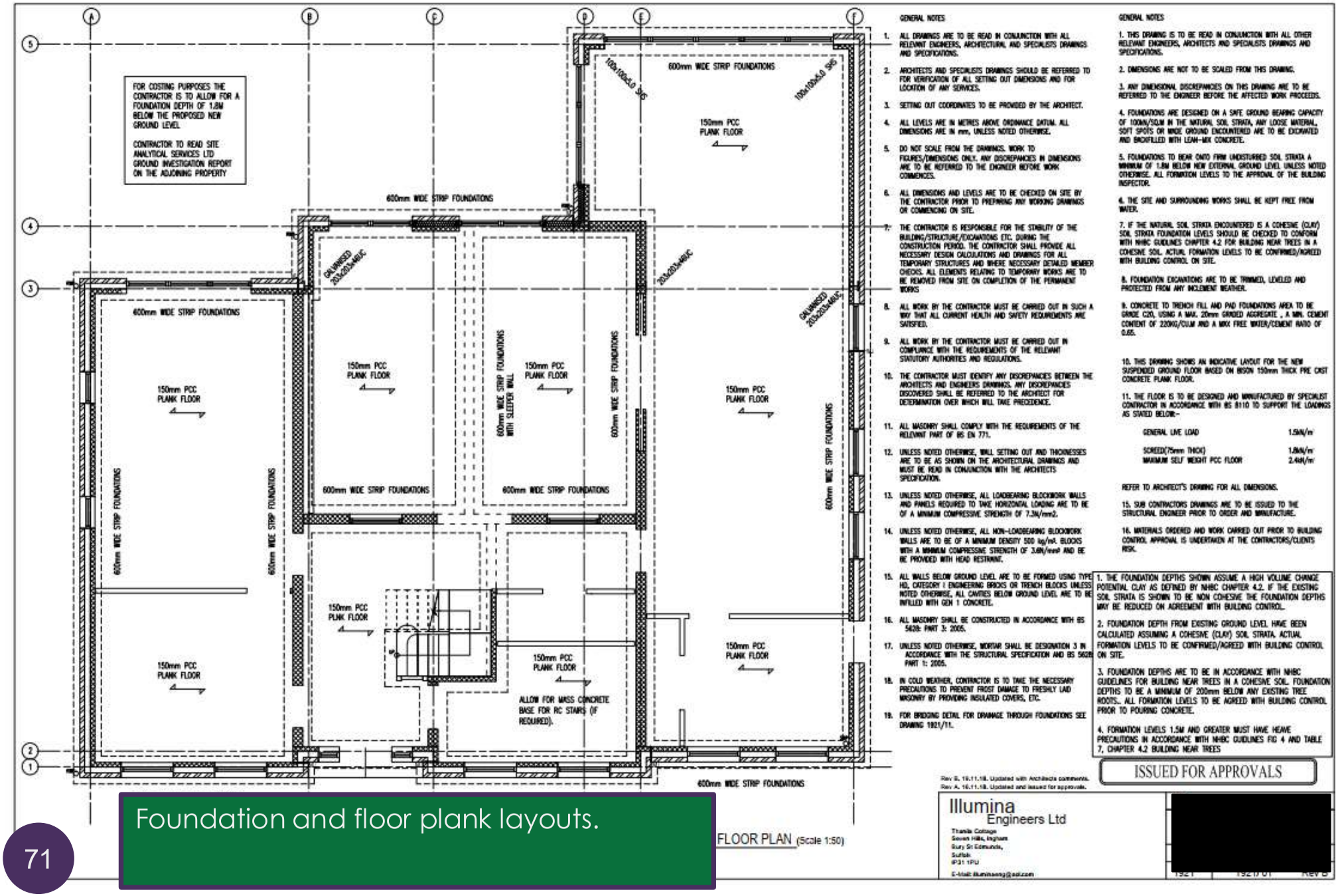
PRELIMINARY

SEPT 2010

18_324_BR11A

Ground floor

No comments.

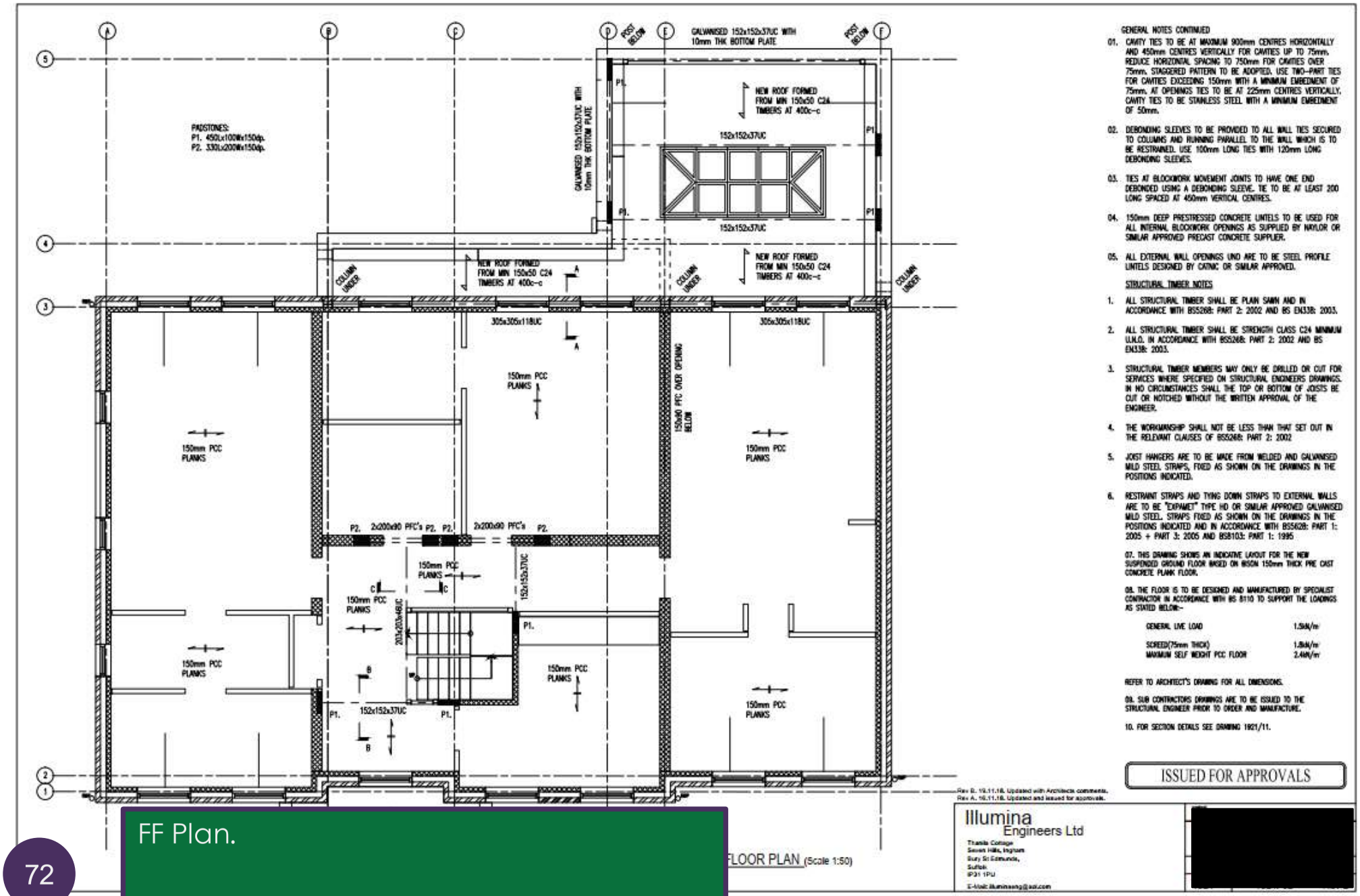


FLOOR PLAN (Scale 1:50)

Foundation and floor plank layouts.

First floor plan

Shows spans of floors.

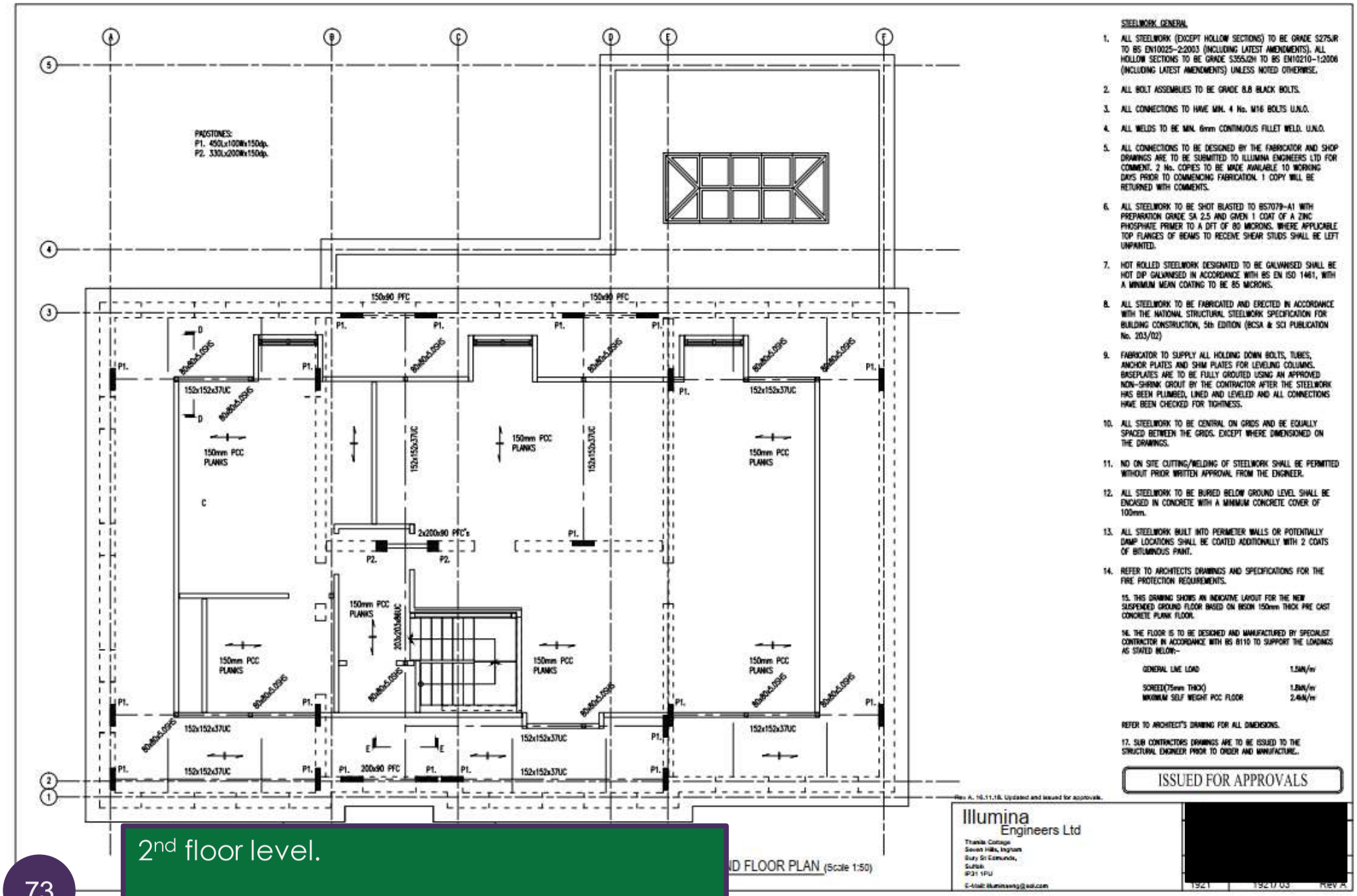


FLOOR PLAN (Scale 1:50)

FF Plan.

Second floor plan

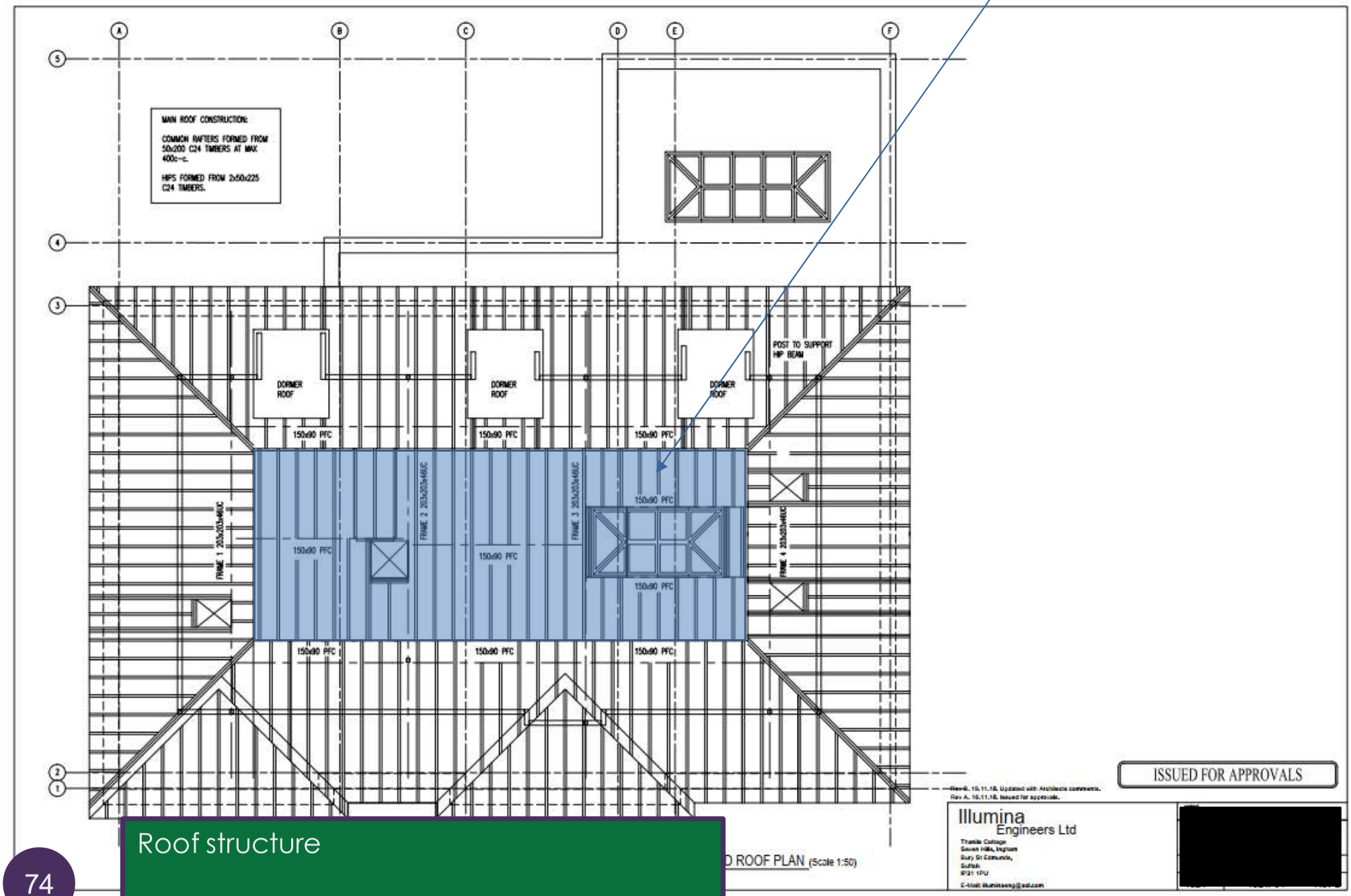
No comments.



2nd floor level.

Roof plan

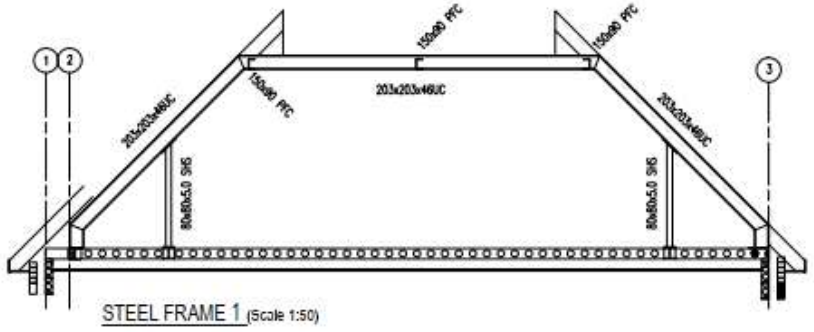
Crown of roof.



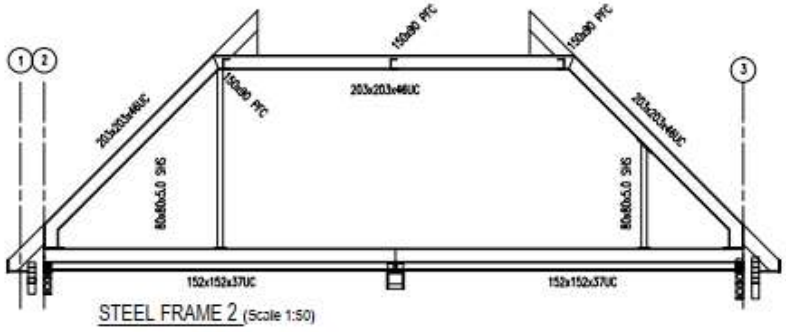
Roof structure

Roof frame

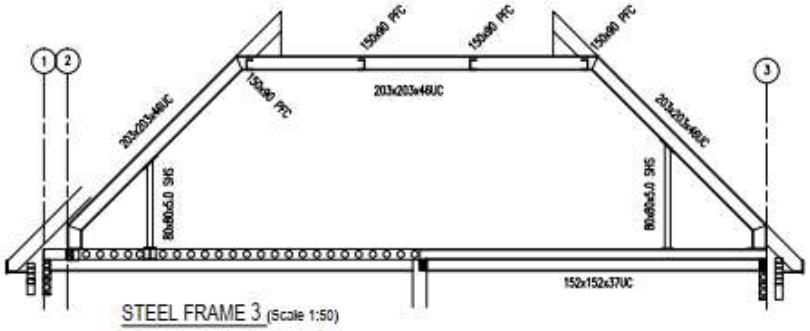
Steel frame to roof.
No comment.



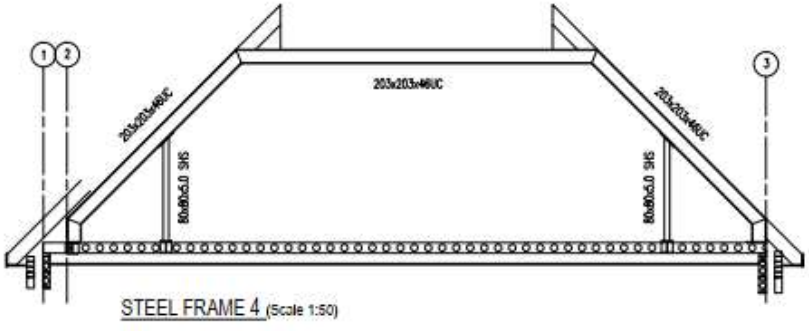
STEEL FRAME 1 (Scale 1:50)



STEEL FRAME 2 (Scale 1:50)



STEEL FRAME 3 (Scale 1:50)



STEEL FRAME 4 (Scale 1:50)

ISSUED FOR APPROVALS

Rev A. 16.11.18. Issued for approvals.

Illumina Engineers Ltd

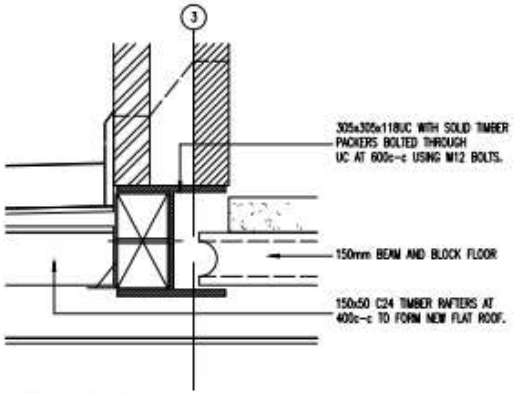
[redacted]

1921 | 1921-10 | Rev A

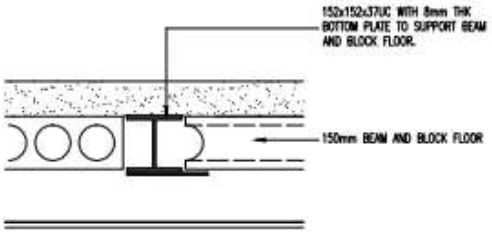
Steel frame structure to roof.

Section details

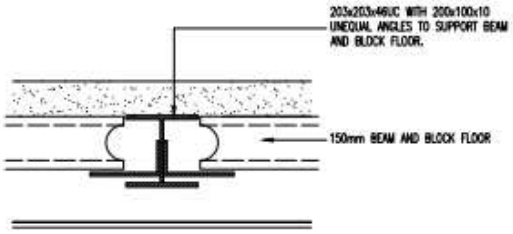
No comment.



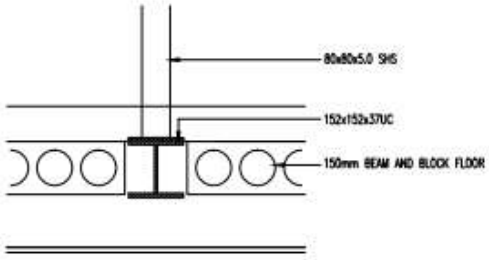
SECTION A-A. (SCALE 1 -10)



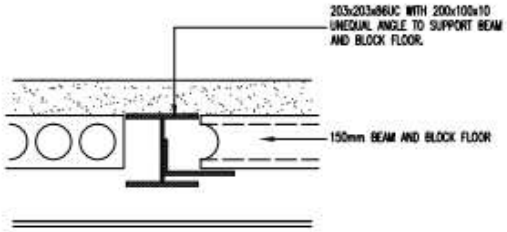
SECTION B-B. (SCALE 1 -10)



SECTION C-C. (SCALE 1 -10)



SECTION D-D. (SCALE 1 -10)



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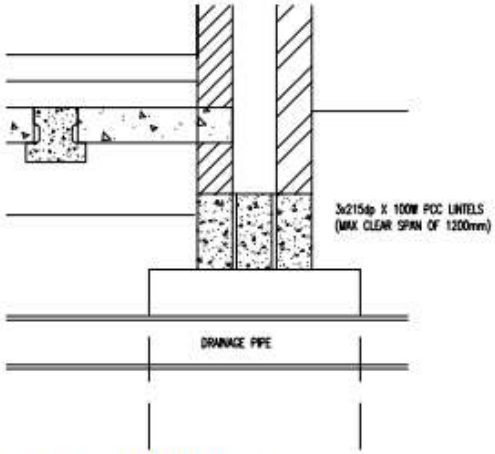


TYPICAL DETAIL TO BRIDGE DRAIN PIPE (SCALE 1 -10)

ISSUED FOR APPROVALS

Rev A. 19.11.18. Updated with Architects comments.

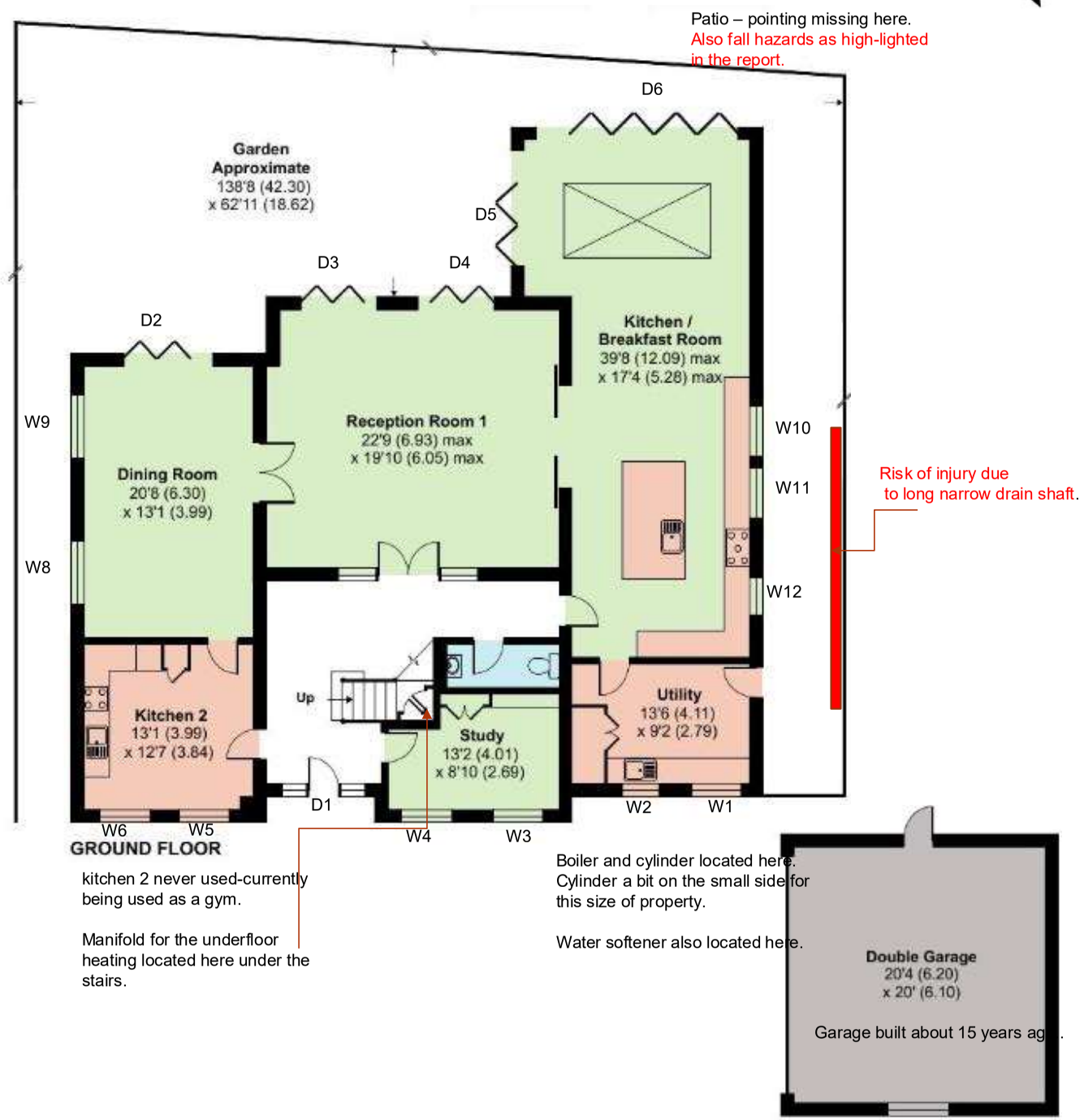
Illumina Engineers Ltd
Thanda Cottage
Seven Hills, Ingham
Bury St Edmunds,
Suffolk
IP31 1PU
E-Mail: illuminaeng@aol.com

[redacted]

Floor details

GROUND FLOOR PLAN:

SAMPLE SURVEY



Key:

CC	Crazed Cracking (not serious)	R	Room Stat
HLC	High Level Crack	FU	Fogged Up Unit (Glazed Unit)
CHL	Crack (Hairline)	RD	Radiator
ULC	Underlying Crack	ET	External Tap
C	Crack	ES	External Socket
S	Structural	MH	Manhole
ST	Stud Timber	SS	Single Socket
B	Beam	DS	Double Socket
TF	Timber Suspended Floor	SB	Switch Board/Meter
MJ	Movement Joint		High Damp
IP	Internet Point		Marginal Damp
AP	Alarm Panel		Bushes
SD	Smoke Detector		Boiler
	Attic Access		Hot Water Cylinder
WF	Window Frame	D	Door
W	Window	CD	Cupboard Door
WR	Wardrobe	RD	Radiator
	Fir tree		Deciduous Tree

Approximate Area = 4711 sq ft / 437.6 sq m
Limited Use Area(s) = 148 sq ft / 13.7 sq m
Garage = 406 sq ft / 37.7 sq m
Total = 5265 sq ft / 489.1 sq m

For identification only - Not to scale

FIRST FLOOR PLAN:

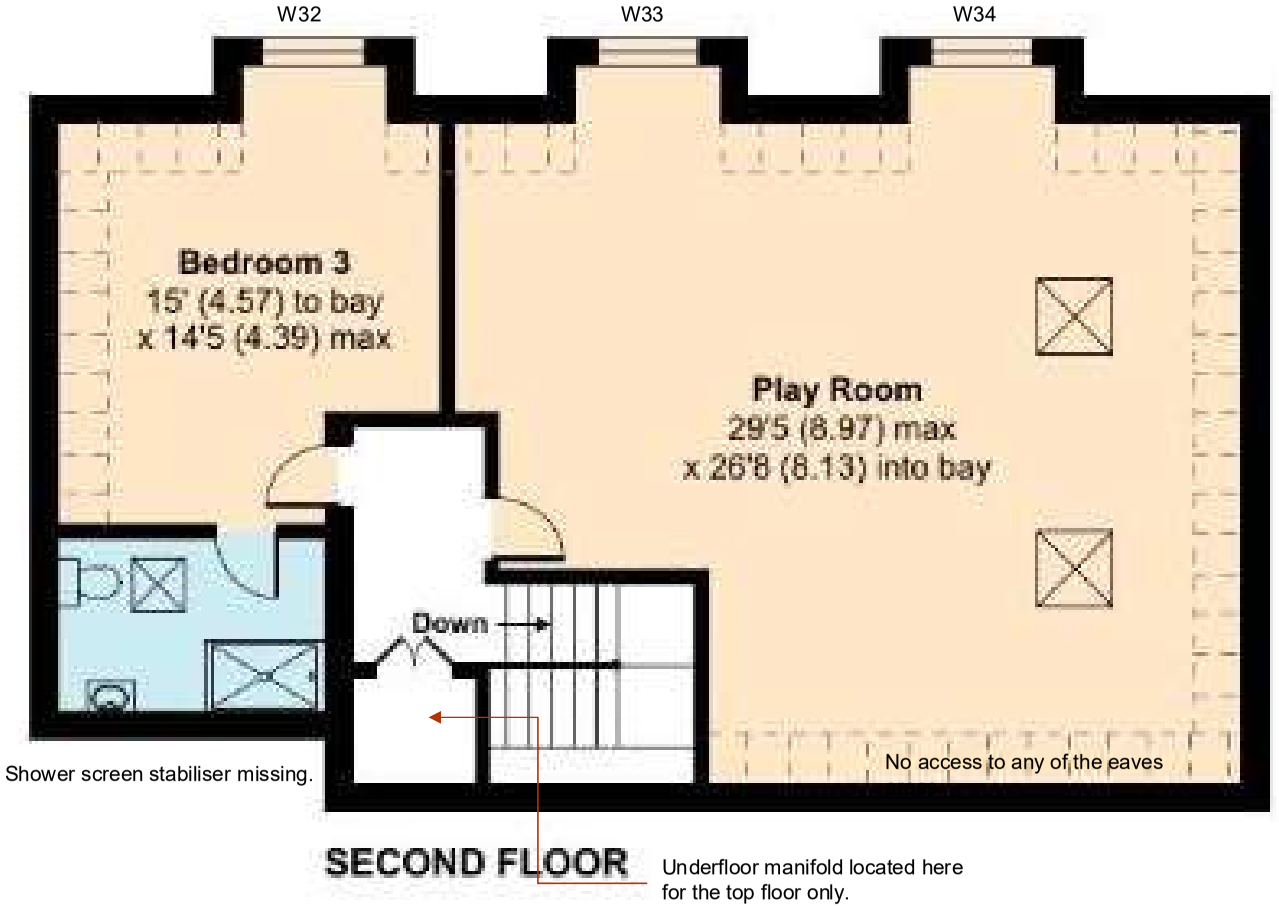
SAMPLE SURVEY

Weathering details are poor to the pipes coming out of the wall and roof for the soil pipes.

FIRST FLOOR

SECOND FLOOR PLAN:

SAMPLE SURVEY



kitchen 2 never used-currently
being used as a gym.