

Building Survey



Property address

Slade Lane Neighbourhood Centre
642 Stockport Road
Manchester
M13 0RZ

Client's name

Ali Mahmood

Date of inspection

15.12.2020

Report undertaken by Leo Horsfield MRICS
On behalf of Leo Horsfield Surveying Ltd
Job number LH02120843

Leo Horsfield Surveying Ltd

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1 General Information

1.01 INSTRUCTIONS

We were instructed to report upon the above-mentioned property.

You are reminded of our limitations of survey, scope of work and terms and conditions which are set out at the back of this report. We have not at this stage arranged or undertaken any specialist tests or reports on the services.

1.02 OVERVIEW

The property is a detached, two storey house with basement.

The construction of the building comprises of a timber framed, pitched main roof, cavity external walls and suspended timber and part solid ground floor and timber suspended upper floor.

SUMMARY

OVERALL OPINION

In carrying out our inspection we have had to report on a number of defects which will involve current expenditure or future liability. We recommend you read the whole of this report and consider any points raised in this report prior to committing to purchase.

We must point out that when dealing with properties of the age of this one, such failures are not uncommon.

We suggest that the following budgets are set aside for remedial work to the various parts of the property. Please note these costs may vary when you seek

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quotations from contractors depending on their workload and the difficulty gaining access to the property and the extent of work being carried out at any one time. Due to this we recommend quotations are obtained from contractors prior to a commitment to purchase.

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Category rating table showing rating for each element of the building

	Categories of Recommended Works
	No repair or replacement is currently necessary. The property must be maintained in the normal way.
	Repair or replacement requiring attention but not considered to be urgent. The property must be maintained in the normal way.
	Urgent repair or replacement is needed now. If this is left unattended additional problems will develop or may become a safety hazard.

Table giving budget costs for some items of work noted during the inspection.
Where items are not easily quantifiable, we have not given a budget cost.

	Item	Budget cost £	Category
1.	The slate roof covering is deteriorating with several cracked and loose slates. The fixings are corroded which has led to the majority of slates having slipped or broken. The breaking up of slates is also a clear indication of wear and age and the fact that the roof is coming towards the end of its useful life. We recommend the property has a new roof fitted. There is a flat roof to the rear extension. This is starting to show signs of wear and is likely to require re-covering in the next twelve months.	Obtain estimates	3

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2.	The brickwork is worn and in need of repairs. The chimneys should be accessed, re-pointed and repaired, as required. There are clay chimney pots bedded on the chimney stacks. These are very exposed to the elements and require attention and should be accessed and checked as part of ongoing maintenance works.	£500.00 including abutments	3
3.	The abutments are weathered with lead flashings. As viewed externally from ground level the flashings seem very worn and prone to leak. These will require attention to help prevent water ingress.	See above	3
4.	The gutters and downpipes of are uPVC. These are completely broken and we recommend new gutters and downpipes are installed to the building.	Obtain estimates	3
5.	The fascia and soffit boards are timber. These are rotten and require renewing.	Obtain estimates	3
6.	We recommend the pointing on all elevations is raked out and re-pointed.	Obtain estimates	3
7.	The right hand side of the property should be cleaned of paintwork or rendered. There is some brick patching on the right hand side which does not line up with the original brickwork. You may wish to remove these bricks and renew	Obtain estimates	3
8.	There is an old timber lintel left in the right hand side gable, three quarters of the way up	Obtain estimates	3

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	the building. This requires removing and the hole bricking up.		
9.	Also, the right hand side of the property has suffered moderate structural movement, manifesting itself with minor cracking. This is a common feature in properties of this age but the movement appears to be an established feature. Although we cannot rule out the possibility of seasonal movement occurring, on the basis of our single inspection, we consider this defect is common in buildings of this age in this locality and that the extent of the movement is within acceptable limits.	Obtain estimates	3
10.	The lintels above the windows are corroding and we recommend these are replaced with new, metal lintels.	Obtain estimates	3
11.	The windows are timber. These are showing signs of wear and we recommend these are replaced. The doors are also timber and these should also be replaced as they are showing signs of wear.	Obtain estimates	3
12.	The external decoration of the property is starting to show signs of wear and would benefit from redecoration.	Obtain estimates	3
13.	There is a railway line running along the side of the property. We could not establish the presence or otherwise of Japanese Knotweed as the grounds are very overgrown. This should be cut back and a further inspection undertaken.	Obtain estimates	3

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14.	To the front perimeter is a brick wall with copings, trees and grass. This requires cutting back.	Obtain estimates	3
15.	To the right hand side, there are metal wrought iron gates and fencing and a pathway and ramp to the doorway. You may wish to remove this during the development of the project	Obtain estimates	2
16.	The main roof void is accessed via a hatch on the upper floor landing. The roof structure is showing signs of heavy wear and is wet. A new roof is required.	Obtain estimates	3
17.	The ceilings are of lath and plaster formation and are bowing. We recommend all ceilings are dropped, plaster boarded and skimmed.	Obtain estimates	3
18.	There are Artex textured coatings in the property. It may contain chrysotile asbestos mixture. Whilst there is not known to be a risk if it is left undisturbed, any work to this material (for example, drilling, sawing or removal) can pose a hazard to health. You should take specialist advice before undertaking any work to asbestos based materials.	Obtain estimates	3
19.	We recommend all the wallpaper is removed and the walls are re-plastered.	Obtain estimates	3
20.	The room to the right hand side of the front entrance, a load bearing wall has been removed and a lintel has been placed above. This is cracking and we recommend the timber joists and floor above are supported and a new lintel is formed or the opening is bricked up.	Obtain estimates	3

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21.	On the ground floor to the left hand side of the hallway from the main entrance over the living room window there is a large crack. This will require the hacking off of the plaster and a new lintel installing above the window before new windows are fitted.	Obtain estimates	3
22.	If you propose to use flues for open fires or appliances, they first must be swept, the condition of the linings confirmed and a smoke test carried out by a NACS approved chimney sweep. We recommend the chimneys are re-lined.	£300.00	3
23.	You may wish to renew the joists to the kitchen area on the upper floors and renew the floorboards as they are rotten	£600.00	3
24.	The internal doors are of age and are showing signs of wear and split. We recommend the doors and casings are renewed.	Obtain estimates	3
25.	The kitchen units on the ground floor and on the first floor both require renewing. You should budget for this work.	Obtain estimates	3
26.	If you intend to use the basement, we recommend this is tanked. The walls and ceiling would benefit from the plaster hacking off. There is a load bearing wall which has been removed and a timber joist used as a lintel. We recommend the joists above are supported by a metal lintel and a brick wall.	Obtain estimates	3
27.	There is dampness throughout the building. You are advised to obtain a further report by a	On average, an injection	3

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	specialist and it is likely that the walls require injecting with a damp proof course along with associated specialist plastering. You should be aware that such repairs can be relatively costly and disruptive.	damp proof course costs around £70.00 to £80.00 per metre pending on area.	
28.	There are signs of decay in timbers (roof, joists, floor boards, internal doors, windows, external doors) and we recommend this is inspected by a damp and timber specialist.	Obtain estimates	3
29.	We have not checked the pressure on every tap or fitting in the building and we recommend the system is checked by a plumber.	£300.00	2
30.	In view of the complexities of gas regulations and safety implications we recommend the gas installation and heating system is inspected by a Gas Safe registered engineer.	£300.00	2
31.	Given the age of this property and the condition of the electrical installation we recommend the whole property is re-wired.	£300.00 for an electrical check	2
32.	Given the age of the sanitary ware, we recommend these are removed and renewed.	Obtain estimates	3

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Part 2 - External Construction and Condition		Category Rating
2.01	Roof	3
2.02	Chimneys	3
2.03	Flashings and soakers	3
2.04	Parapets	NA
2.05	Rainwater goods, fascia and soffits	3
2.06	External walls and elevations	3
2.07	External joinery	3
2.08	External decorations	3
2.09	Drainage	1
2.10	Foundations	1
2.11	Grounds and boundaries	3

Part 3 - Internal Construction and Condition		Category Rating
3.01	Roof void	3
3.02	Ceilings	3
3.03	Internal walls and partitions	3
3.04	Fireplaces flues and chimney breasts	3
3.05	Floors	3
3.06	Internal joinery	3
3.07	Cellar/ basement	3
3.08	Dampness	3
3.09	Timber decay and infestation	3
3.10	Thermal insulation	3
3.11	Internal decorations	3
3.12	Fire protection and means of escape	3
3.13	Noise separation	1

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Movement in the Building

Over the years the property has suffered moderate structural movement, manifesting itself in minor cracking. This is a common feature of properties of this age, but the movement appears to be an established feature, although we cannot rule out the possibility of further seasonal movement occurring. On the basis of our single inspection we consider that this type of defect is common in buildings of this age and locality and that the extent of the movement is within acceptable limits.

Cracking is a subjective matter.

The following extract from the Institution of Structural Engineers clarifies the various levels of cracking.

Classification of Visible damage to walls, with Particular Reference to the Type of Repair, & Rectification Considerations

Category of damage	Approximate crack width (mm)	Definition of cracks and description of damage
0	Up to 0.1mm	HAIRLINE - Internally cracks can be filled or covered by wall covering and redecorated. Externally, cracks rarely visible and remedial works rarely justified.
1	0.2 to 2mm	FINE - Internally cracks can be filled or covered by wall covering and redecorate. Externally, cracks may be visible, sometimes repairs required for weathertightness or aesthetics. Note: Plaster cracks may, in time, become visible again if not covered by a wall covering.
2	2 to 5mm	MODERATE - Internal cracks are likely to need raking out and repairing to a recognised specification. May need to be chopped back, and repaired with expanded metal/plaster, then redecorated. The crack will inevitably become visible again in time if these measures are not carried out. External cracks will require raking out and repointing, cracked bricks may require replacement.

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3	5 to 15mm	SERIOUS - Internal cracks repaired as for MODERATE, plus perhaps reconstruction if seriously cracked. Re-bonding will be required. External cracks may require reconstruction perhaps of panels of brickwork. Alternatively, specialist resin bar techniques may need to be employed and/or joint reinforcement.
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Extract from The Institution of Structural Engineers – "Subsidence of Low Rise Buildings Table 6.21" 2000

The ground conditions are believed to be clay. Clay contains a high amount of silts. These are susceptible to ground movement due to changes of moisture content within the soil.

Factors which can affect the moisture content are drainage and vegetation.

The BRE report 251 on movement in buildings would suggest that this cracking falls within Category 2 as it is less than 5 mm. Category 2 defines the stage above which repair work requires the services of a builder. For domestic dwellings, which constitute the majority of cases, damage at or below Category 2 does not normally justify remedial work other than the restoration of the appearance of the building. For the cause of damage at this level to be accurately identified it may be necessary to conduct detailed examinations of the structure, its materials, the foundations and the local clear ground conditions. Consequently, unless there are clear indications that damage is progressing to a higher level it may be expensive and inappropriate to carry out extensive work for what amounts to aesthetic damage.

There are no significant signs that this movement is progressive and it would be costly to try and establish this at this time without further indication of significant movement to the property indicating a general progressive downward settlement of the building. I would suggest that the cracks are dealt with by simple redecoration works and monitored to see if they come back over time, if they do then further work may be required in the future.

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Buildings of this age and type with shallow foundations are susceptible to seasonal movements in ground from seasonal hydration cycles of the ground and further movement cannot be ruled out, but this is an inherent problem with the buildings of this age and construction and is typical for them and should not be unexpected.

Enquiries should be made to the Vendor to establish whether any form of structural repair such as underpinning has been carried out to any part of the building. If this is found to be the case, then the building's insurers should be fully aware of such matters.

Underpinning would not be an uncommon factor within this locality. Shrinkable clay subsoils are present and such subsoils can be affected by drainage faults or tree root growth disturbance.

It should be ensured that the risk of building movement is fully covered by the building's insurance policy.

General Points

This report should only be construed as a comment on the overall condition of the property at the time of inspection and not an inventory of every single defect, some of which would not significantly affect the general condition and value of the property.

It is emphasised that all testing, further investigation and analysis recommended or advised within the report should be carried out prior to commitment to

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purchase in order to fully establish the overall condition of the property and the elements of the building generally.

The property was given a careful inspection, however there were some parts of the building which were inaccessible and therefore only assumptions can be made as to the condition of these areas but we have endeavoured to indicate if further arrangements should be made to inspect these concealed areas.

Points with a Condition Rating 2 may not be considered urgent, however if they are not addressed they may lead to defects needing more serious repairs. You should regularly check items with a Condition Rating 2 and repair them as soon as possible to ensure they do not get any worse.

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1.03 LEGAL SUMMARY

In addition to the standard enquiries we recommend your legal advisers consider the following matters prior to entering into a binding commitment to purchase:-

1. The presence of any Tree Preservation Orders.
2. Service records/guarantees for the heating appliances and the drainage system.
3. Whether any underpinning, structural repairs and the like have been carried out to the property. If so, whether any documentation is available.
4. If there have been any insurance claims in respect of the property and if there are any claims outstanding.
5. Any guarantees for timber or damp treatment that may have been carried out at the property.
6. If there are any known boundary disputes or any other disputes between the vendors and any other parties.
7. Whether building control, planning consent and all other statutory consents were granted for the extension.
8. Whether building control and all other statutory consents were granted for the removal of internal walls.

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1.04 WEATHER

The weather at the time of the survey was dry.

1.05 TENURE AND OCCUPATION

It is not understood if the property is freehold or leasehold and that vacant possession will be granted upon completion. Your solicitor must confirm this.

1.06 ORIENTATION OF THE BUILDING AND LOCATION

ORIENTATION

All directions are given as if facing the building looking towards the rear of the site.

LOCATION

The property is located on a residential street.

1.07 ROADS, FOOTPATHS AND PARKING

The road is finished with asphalt and is maintained by the local authority.

There is parking for three/four cars on the driveway.

1.08 ACCOMMODATION

Without reproducing details of room sizes and fittings etc that are normally included in estate agent's particulars, we found the following accommodation to be available.

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The property is a detached, two storey property with basement.

1.09 OUTBUILDINGS

There is a metal shed structure at the rear of the property. This is of modern design and in serviceable order.

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2 External Construction and Condition

2.01 ROOF

THE MAIN ROOF

The outer surface of the roof was inspected where it was possible to do so safely with the use of a 3-metre-long ladder. The inspection was also made from vantage points within the property and at ground level.

Our comments are based on the condition at the time of survey. Roofs can be prone to leak especially with high winds and we cannot rule out the possibility of future leaks. Timber battens and rafters will be prone to rot and this can lead to tiles coming loose and leaks on roofs. Much of the timber is not visible. On pitched roofs underfelt can deteriorate and much of this cannot be seen as it is above battens this can lead to leaks. Fixings holding any tiles in place are not visible and these may not be in place or could have corroded or failed.

Flat roofs can deteriorate, and the coverings will have a limited life. They often leak and this is not always easy to detect. Due to this and the risks of leaks we recommend that all the roofs are accessed, and a more detailed inspection be undertaken.

The main roof is a timber framed, pitched roof finished with slate tiles.

The slate roof covering is deteriorating with several cracked and loose slates. The fixings are corroded which has led to the majority of slates having slipped or broken. The breaking up of slates is also a clear indication of wear and age and the fact that the roof is coming towards the end of its useful life.

We recommend the property has a new roof installed.

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There is a flat roof to the rear extension. This is starting to show signs of wear and is likely to require re-covering in the next twelve months.

2.02 CHIMNEYS

The chimneys have been inspected where it was possible to do so safely with the use of a 3-metre-long ladder. The inspection was also made from vantage points within the property and at ground level.

The chimney stacks are particularly exposed to the weather and will require regular maintenance to ensure they are weathertight and ensure stability.

Closer inspection may reveal the need for some repair. Closer inspection of the flashings and the details around the stacks is recommended.

The brickwork is worn and in need of repairs. The chimneys should be accessed, re-pointed and repaired, as required.

There are clay chimney pots bedded on the chimney stacks. These are very exposed to the elements and require attention and should be accessed and checked as part of ongoing maintenance works.

2.03 FLASHINGS AND SOAKERS

Flashings are particularly exposed to the weather and may require regular maintenance to ensure they are weathertight. Lead flashings can split and come loose. Cement flashings will be prone to leak and crack.

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Closer inspection may reveal the need for some repair or replacement of flashings. Closer inspection of the flashings is recommended.

The abutments are weathered with lead flashings. As viewed externally from ground level the flashings seem very worn and prone to leak. These will require attention to help prevent water ingress.

2.04 PARAPETS

There are no parapets at this property.

2.05 RAINWATER GOODS, FASCIA AND SOFFITS

GUTTERS

Gutters discharge rainwater away from the building. It is difficult to know if they are working correctly unless they are checked in heavy rain. Gutters and downpipes often leak and fail. Leaks on gutters and downpipes will lead to water running down the building which will cause damage if not repaired. They should be checked regularly to make sure they are not leaking and discharge water away from the property. If there are any box gutters, they will be prone to fail which will lead to water ingress in the property. These should be accessed and checked. Closer inspection may reveal the need for some repair. Closer inspection of all the gutters and downpipes is advised.

The gutters and downpipes of are uPVC.

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These are completely broken and we recommend new gutters and downpipes are installed to the building.

FASCIAS AND SOFFITS

The fascia and soffit boards are timber. These are rotten and require renewing.

2.06 EXTERNAL WALLS AND ELEVATIONS

BRICKWORK

Lintels in buildings are often concealed behind finishes and any inspection of the walls is limited without undertaking opening up works. It is common for windows to help support the structure above and if you intend to upgrade the windows the lintels should be exposed and checked as they may need upgrading. This can increase the cost of upgrading windows. Older buildings often have timber lintels and timber plates and joists set into the walls which may need upgrading or repairs as part of future maintenance work. We have inspected the visible areas of the walls however cannot rule out the possibility of concealed defects in the walls.

The external walls are believed to be cavity walls. These are two skins of masonry tied together with metal wall ties.

Older cavity walls can suffer from wall tie failure where the wall ties corrode and can fail. Cavity walls that have been retrofitted with insulation can also suffer problems with damp ingress through the cavities. We found no evidence of these

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problems during the inspection, however we cannot rule out the possibility of these issues arising in the future.

We recommend the pointing on all elevations is raked out and re-pointed.

The right hand side of the property should be cleaned of paintwork or rendered. There is some brick patching on the right hand side which does not line up with the original brickwork. You may wish to remove these bricks and renew.

There is an old timber lintel left in the right hand side gable, three quarters of the way up the building. This requires removing and the hole bricking up.

Also, the right hand side of the property has suffered moderate structural movement, manifesting itself with minor cracking. This is a common feature in properties of this age but the movement appears to be an established feature. Although we cannot rule out the possibility of seasonal movement occurring, on the basis of our single inspection, we consider this defect is common in buildings of this age in this locality and that the extent of the movement is within acceptable limits.

The lintels above the windows are corroding and we recommend these are replaced with new, metal lintels.

2.07 EXTERNAL JOINERY

WINDOWS

Windows and doors often require maintenance and repairs. The seals between the windows/ doors and the surrounding walls can have a limited life and should be regularly checked to make sure its weathertight and help prevent water

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ingress. We have checked a selection of windows and doors and reported on their condition however a closer inspection may reveal the need for some repair. Closer inspection is advised.

The windows are timber. These are showing signs of wear and we recommend these are replaced.

The doors are also timber and these should also be replaced as they are showing signs of wear.

2.08 EXTERNAL DECORATIONS

The property is starting to show signs of wear and would benefit from redecoration.

2.09 DRAINAGE

Much of the underground drainage system is not visible and only a very limited inspection could be undertaken. Where possible we have flushed the toilets and checked the drains are running freely. Older drains will be prone to fail and leak. Any nearby trees can damage underground drains. Defects in underground drains can be difficult to detect until they fail. Leaks on drains can damage buildings and be expensive to repair. To ascertain the condition of the concealed drains would require a CCTV survey. Closer inspection of the drains is advised.

Your legal adviser should establish that mains drainage is connected at the property. It is assumed that the building is connected to a public sewer.

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The main drains are served by a soil vent pipe to the side of the property and these were running freely at the time of survey.

2.10 FOUNDATIONS

We cannot advise you as to the depth and size of foundations provided to this property. To obtain information relating to the foundations would require the excavation of trial holes around the base of the main walls.

Slight movement was noted to the right hand side of the property but this is common in buildings of this age in this locality. The extent of the movement is considered to be within tolerable limits.

2.11 GROUNDS AND BOUNDARIES

Japanese Knotweed is becoming increasingly common. This can be damaging to structures and expensive to eradicate. This is common near railway lines and open spaces and we are finding this more commonly in residential gardens. If there are overgrown areas on the site or near the site then these should be investigated by a Japanese Knotweed specialist. Within our inspection we have looked for Japanese Knotweed, however this can be very difficult to spot especially during the winter months or in overgrown areas. If you are concerned about the presence of Japanese Knotweed, or are near a railway line, or if there are overgrown areas on or near the site then we recommend further investigation is undertaken by a Japanese Knotweed specialist.

We do not intend to report on any great detail in this section. It is not apparent from the on-site inspections which boundaries form part of the demised premises and recommend that you clarify this with your solicitor. The condition of boundaries is

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stated, but this does not imply any liability for repair or maintenance. The boundaries should be checked by a boundary specialist.

There is a railway line running along the side of the property. We could not establish the presence or otherwise of Japanese Knotweed as the grounds are very overgrown. This should be cut back and a further inspection undertaken.

There are large trees around the garden and the presence of any Tree Preservation Orders should be checked.

To the front perimeter is a brick wall with copings, trees and grass. This requires cutting back. The brick wall is in serviceable order.

To the right hand side, there are metal wrought iron gates and fencing and a pathway and ramp to the doorway. You may wish to remove this during the development of the project

To the left hand side of the property and to the far rear, there is a high metal anti climb fencing and access was not possible.

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3 Internal Construction and Condition

3.01 ROOF VOID

The main roof void is accessed via a hatch on the upper floor landing. The roof structure is showing signs of heavy wear and is wet. A new roof is required.

3.02 CEILINGS

The undersides of ceilings have been tested by applying light pressure to see if there is any loss of key in the construction.

The ceilings are of lath and plaster formation and are bowing.

The normal useful life of this type of construction varies between 40 and 70 years. The addition of central heating to a property tends to cause failures.

We recommend all ceilings are dropped, plasterboarded and skimmed.

There are Artex textured coatings in the property. It may contain chrysotile asbestos mixture. Whilst there is not known to be a risk if it is left undisturbed, any work to this material (for example, drilling, sawing or removal) can pose a hazard to health. You should take specialist advice before undertaking any work to asbestos based materials.

3.03 INTERNAL WALLS AND PARTITIONS

Most internal partition walls are rendered and decorated on both sides, and without the removal of plaster or coverings their construction or internal condition cannot be determined.

We recommend all the wallpaper is removed and the walls are re-plastered.

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3 Internal Construction and Condition

On the ground floor to the left hand side of the hallway from the main entrance over the living room window there is a large crack. This will require the hacking off of the plaster and a new lintel installing above the window before new windows are fitted.

The room to the right hand side of the front entrance, a load bearing wall has been removed and a lintel has been placed above. This is cracking and we recommend the timber joists and floor above are supported and a new lintel is formed or the opening is bricked up.

When such load bearing walls are removed or new openings formed, Building Regulation consent should have been obtained and your Solicitor should check through his searches if such approvals have been granted and that the supports provided were to the satisfaction of the Building Inspector. From a superficial inspection there was no evidence of cracking or distortion in this position.

3.04 FIREPLACES FLUES AND CHIMNEY BREASTS

The flues have not been inspected and we are not able to comment on the adequacy of any flue linings.

If you propose to use flues for open fires or appliances, they first must be swept, the condition of the linings confirmed and a smoke test carried out by a NACS approved chimney sweep.

We recommend the chimneys are re-lined.

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3 Internal Construction and Condition

3.05 FLOORS

We have inspected the surfaces of floors where possible. We did not lift any floorboards. Our comments are based only on the parts that are visible.

Any solid floors in older buildings can have a shallow base and be prone to move. We have not checked any sub-bases and cannot confirm that they will not require future repairs. Timber floors (particularly in older buildings) are prone to decay and insect attack. We carried out a heel drop test on the floors and undertook a visual inspection, however much of the floor structure is concealed and we cannot rule out the possibility of concealed defects. Closer inspection of the floors and any concealed timbers is advised.

Tiles laid on timber suspended floors can be prone to lifting and cracking and may have a limited life. Floor tiles can be expensive to replace.

The building has a solid concrete and timber ground floor and a suspended timber upper floor.

We presume the solid ground floor consists of a slab finished with a screed. The floors appeared sound and level underfoot with no evidence of deflection or distortion.

To the rear left hand side of the kitchen, the floor appears to be timber. The upper floor is also of timber construction.

The floors are slightly unlevel in places and some deflection and springiness was noted under foot when moving around, particularly to the upper rooms. We do not

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consider the floors to be structurally unsound and the movement noted is within tolerable limits and consistent with a property of this age.

You may wish to renew the joists to the kitchen are on the upper floor and renew the floorboards as these are rotten and showing signs of decay.

3.06 INTERNAL JOINERY

STAIRCASE

The stairs are timber stairs and these were reasonably firm underfoot.

INTERNAL DOORS

The internal doors are of age and are showing signs of wear. We recommend the doors and casings are renewed.

KITCHEN FITTINGS

We have not checked any appliances or carried out a detailed inspection of the kitchen. These should be checked by a specialist.

The kitchen units on the ground floor and on the first floor both require renewing. You should budget for this work.

3.07 BASEMENT/CELLAR

The cellar is located off the hallway to the rear of the property. This is where the boiler is located.

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3 Internal Construction and Condition

If you intend to use the basement, we recommend this is tanked. The walls and ceiling would benefit from the plaster hacking off.

There is a load bearing wall which has been removed and a timber joist used as a lintel. We recommend the joists above are supported by a metal lintel and a brick wall.

3.08 DAMPNESS AND THE MAIN DAMP PROOF COURSE (DPC)

Damp is sometimes difficult to identify during the summer and dry months when the fabric dries out and windows are left open. Whilst we have taken all reasonable care in our investigations, we cannot guarantee that there will not be issues in the future that were not evident at the time of survey.

The failure of the damp proof course is usually discovered by finding unacceptable levels of dampness within the interior of the building. Where dampness is found this should be investigated further by an Independent Dampness Specialist.

The property was tested with a 'Protimeter' electrical resistance damp testing meter. This was used to take comparative readings around the property in conjunction with a visual inspection to help identify dampness. Older buildings will be prone to dampness and we cannot rule out the possibility of future issues with dampness. We have not checked behind any tiling, fitted furniture, kitchen units or any other inaccessible areas and we cannot rule out the possibility of dampness in these areas.

Some dampness should be expected in older buildings particularly buildings with solid masonry walls. This is not necessarily a major cause for concern, however

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3 Internal Construction and Condition

where timbers are in contact with dampness these can be prone to decay and this can be expensive to repair. Where dampness is found in timbers the timbers will need to be isolated from the dampness to help prevent decay.

It is inevitable that condensation will be encountered during the normal usage of the building. Condensation can lead to mould growth which can be a health risk. Condensation can be minimised by a mixture of suitable insulation, ventilation and heating in the building. Properly ventilating buildings and allowing them to breathe should help reduce moisture levels in buildings. You should ensure there are adequate fans in the kitchen and bathroom and upgrade these if required.

Damp proof courses (especially retrofitted systems) can fail with little warning and cause dampness. We cannot rule out the possibility of future issues with dampness and any building with solid masonry walls or older than 1970 should have a detailed inspection undertaken by an independent damp specialist. It is common in the summer or dry months or when the heating is turned up for the building to be dry. However, when people move out or in the colder wetter months dampness may occur. We check the property with an electronic damp meter however this only gives us an indication of the level of dampness at the time of survey. This does not imply any warranty or suggest that there will not be issues with dampness in the future.

There is dampness throughout the building.

You are advised to obtain a further report by a specialist and it is likely that the walls require injecting with a damp proof course along with associated specialist plastering. You should be aware that such repairs can be relatively costly and disruptive.

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3 Internal Construction and Condition

On average, an injection damp proof course costs around £70.00 to £80.00 per metre.

3.09 TIMBER DECAY AND INFESTATION

Insect Attack

Any timbers in contact with dampness will be at risk from insect attack and decay. We recommend any building with solid masonry walls or older than 1980 should have a detailed inspection undertaken on all the concealed timbers by an independent timber specialist and the timbers be repaired and treated as required.

Insects lay eggs in splits or cracks in timber and the larvae become active in the timber for some time before flight holes appear. The presence therefore cannot be ruled out.

There are signs of decay in timbers (roof, joists, floor boards, internal doors, windows, external doors) and we recommend this is inspected by a damp and timber specialist.

It is very often the case that if woodworm is present, it is to the joists and underside of the floorboards with little or no evidence on the surface, and if you lift floorboards at a later date there will probably be some evidence of flight holes. The problem can be remedied provided it is dealt with properly. In most cases proper treatment with an effective wood preservative will eradicate the infestation and provide long-term protection against re-infestation. Any structurally weakened timbers may need to be replaced.

Defects being present to inaccessible areas cannot be entirely ruled out.

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3 Internal Construction and Condition

Decay and Rot

We cannot rule out the possibility of decay in the concealed timbers. We recommend a precautionary check by an Independent Dampness Specialist.

Rot fungi live and thrive in warm, humid and stagnant atmospheres which are usually in enclosed spaces. This means rot can exist in areas which are concealed. Therefore, the presence of wet or dry rot cannot be entirely ruled out.

It is common for properties of this age to suffer rot and wood beetle infestation to concealed areas. We recommend a precautionary check by an Independent Dampness and Timber Decay Specialist.

3.11 INTERNAL DECORATIONS

We have not commented in detail upon the decorations and assume you are aware of their condition.

3.12 FIRE PROTECTION AND MEANS OF ESCAPE

Fire protection in this building is considered to be average for a building of this age and style.

3.13 NOISE SEPARATION

This is a detached property.

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4 Services

Note: Only a general inspection of the services has been undertaken. Supplies and services have not been tested. All the services should be checked by a specialist.

4.01 WATER SUPPLIES/PRESSURE

The water pressure seems to be adequate for standard domestic use.

We have not checked the pressure on every tap or fitting in the building and we recommend the system is checked by a plumber.

The condition of the incoming mains supply cannot be seen or established. Due to the age of the building this may be lead or cast iron. If this is the case renewal will be required.

Your legal adviser should ensure mains water is available.

4.02 PLUMBING AND HEATING

PLUMBING

The plumbing consists of copper pipework and PVC wastes.

We have not checked every tap or fitting in the building.

We recommend the system is checked by a plumber.

HEATING

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4 Services

There has been a Worcester boiler fitted located in the basement around the last 5 years.

In view of the complexities of gas regulations and safety implications we recommend the gas installation and heating system is inspected by a Gas Safe registered engineer.

4.03 GAS INSTALLATION

All gas appliances, pipework and flues should be the subject of an annual service by a qualified gas engineer. Works to gas appliances etc., by unqualified personnel is illegal.

We recommend a Gas Safe registered engineer inspects the whole gas installation.

4.04 ELECTRICAL

The 18th Edition of the IEE Regulations recommends an electrical test to be carried out on the property every five years.

Given the age of this property and the condition of the electrical installation we recommend the whole property is re-wired.

4.05 SANITARY WARE

Given the age of the sanitary ware, we recommend these are removed and renewed.

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4 Services

4.06 OTHER FACILITIES

No detailed inspections were carried out to any other facilities.

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5.01 DELETERIOUS MATERIALS AND HEALTH ISSUES

Deleterious Materials

Since the 1980s the construction industry has adapted a list of materials which have been labelled deleterious.

Materials that are called deleterious usually fall into one of the following categories:-

1. Pose a risk to health and safety of persons occupying or visiting a property (e.g. asbestos).
2. Can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete).

A list of materials commonly known as deleterious materials is as follows:-

- High Alumina Cement.
- Woodwool slabs in permanent formwork to concrete.
- Calcium Chloride or Sodium Chloride in concrete.
- Asbestos Products.
- Marine or sea dredged aggregates.
- Lead, or materials containing lead, which may be ingested or absorbed.
- Calcium silicate bricks or tiles.

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- Materials composed of mineral fibres which have a diameter of 3 microns or less or a length of 200 microns or less.
- Decorative finishes containing lead or asbestos.
- Paints and wood preservatives containing Pentachlorophenol.
- Vermiculite, unless it is established as being fibre free.
- Products containing cadmium that are referred to in the Environmental Regulations.

In a building of this type I would not expect to find any substances such as calcium chlorides or High Alumina Cement. However, it is never possible to totally rule out the possibility of these being present. There were no signs of deterioration as a result of these being present.

The use of asbestos based materials was banned in the 1980s and their use significantly reduced by the end of the 1970s. However, some asbestos based materials were stockpiled and used later than this. New materials were introduced to take the place of asbestos. These materials often have a very similar appearance to asbestos and testing of the material is the only way to be sure of any asbestos content.

In this property I cannot totally rule out the possibility of asbestos. There is a possibility over the lifespan of the building some asbestos was used in areas but is hidden away. If you are particularly concerned about asbestos you should arrange for a detailed asbestos survey to be carried out by a specialist asbestos surveyor.

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HEALTH

There is a risk that you or your family may be allergic to certain elements within this or other properties. We are unable to advice on individual health risks.

Materials containing asbestos are present in many buildings of this age. We draw your attention to areas where asbestos may be present such as boarding, hidden insulation, concealed flues, wall and ceiling coatings. There are potential risks from working with the material and the inhalation of fibres. Specialist advice should be sought prior to any works to these. Further advice is available from the Health and Safety Executive.

Asbestos should only be removed by a specialist contractor. The removal of asbestos can significantly increase the cost of future works to the property.

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5.02 ENVIRONMENTAL HAZARDS, RADON, CONTAMINATION, FLOOD RISK AND TREES

This section covers some of the environmental issues to be considered. It is not an exhaustive list of all the matters to be considered.

Further Investigation and Information

To give you further information on the site we recommend a Groundsure Homebuyers Search is undertaken. This will give you information on contaminated land, flooding, ground stability and historic land use. These are available from www.groundsure.com.

Radon

Radon is a natural radioactive gas that cannot be seen or smelt. It comes from minute amounts of uranium that occur naturally in all rocks and soils. Radon is present across the entire UK although the gas disperses so levels are generally very low.

Geological conditions in certain areas can lead to higher than average levels. Some of the highest levels being in the south west but above average levels have been found across other parts of the UK.

Exposure to particularly high levels of radon can increase the risk of developing lung cancer. The Health Protection Agency (HPA) has advised that indoor levels above a level of 200 becquerels per cubic metre should be reduced. Most homes in the UK have fairly low radon levels with an average of around 20 becquerels per cubic metre.

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Without testing a particular property it is impossible to determine the level of Radon present. It could be the case that properties in the same street have very different levels of radon present. The only way to rule out high levels of radon is to carry out a test.

The HPA conducts Radon tests for councils, government and private householders. If you are concerned about Radon you should consult them.

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Contamination

I have not prepared an environmental audit for the property.

There is no evidence to suggest that the building has been constructed on land which in the past was used for a purpose that may have resulted in contamination of the ground. On this basis I believe the risk of contamination exists is reasonably low. However, if you wish to make certain there is no contamination on the site then you should commission an environmental study.

Flood Risk

I recommend you search for flooding in the area and see the recommendations from the environment agency.

<http://www.environment-agency.gov.uk/homeandleisure/37837.aspx>

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Trees

The proximity of trees to the building can raise concerns regarding structural damage to footings, walls and drains. The risk of damage depends on the following issues:-

Ground conditions.

Buildings in clay soils are more prone to damage by trees than buildings in other ground conditions.

The proximity of the tree to the building and foundations.

The height, age and species of tree.

There are large trees in close proximity to the building. The building is also believed to be in a clay soil. I believe the building and drains is at risk from damage due to the trees, however no signs of damage were noted during the inspection. We cannot rule out the possibility of future damage to the building. We recommend you check to ensure the trees do not grow too large and cause problems in the future.

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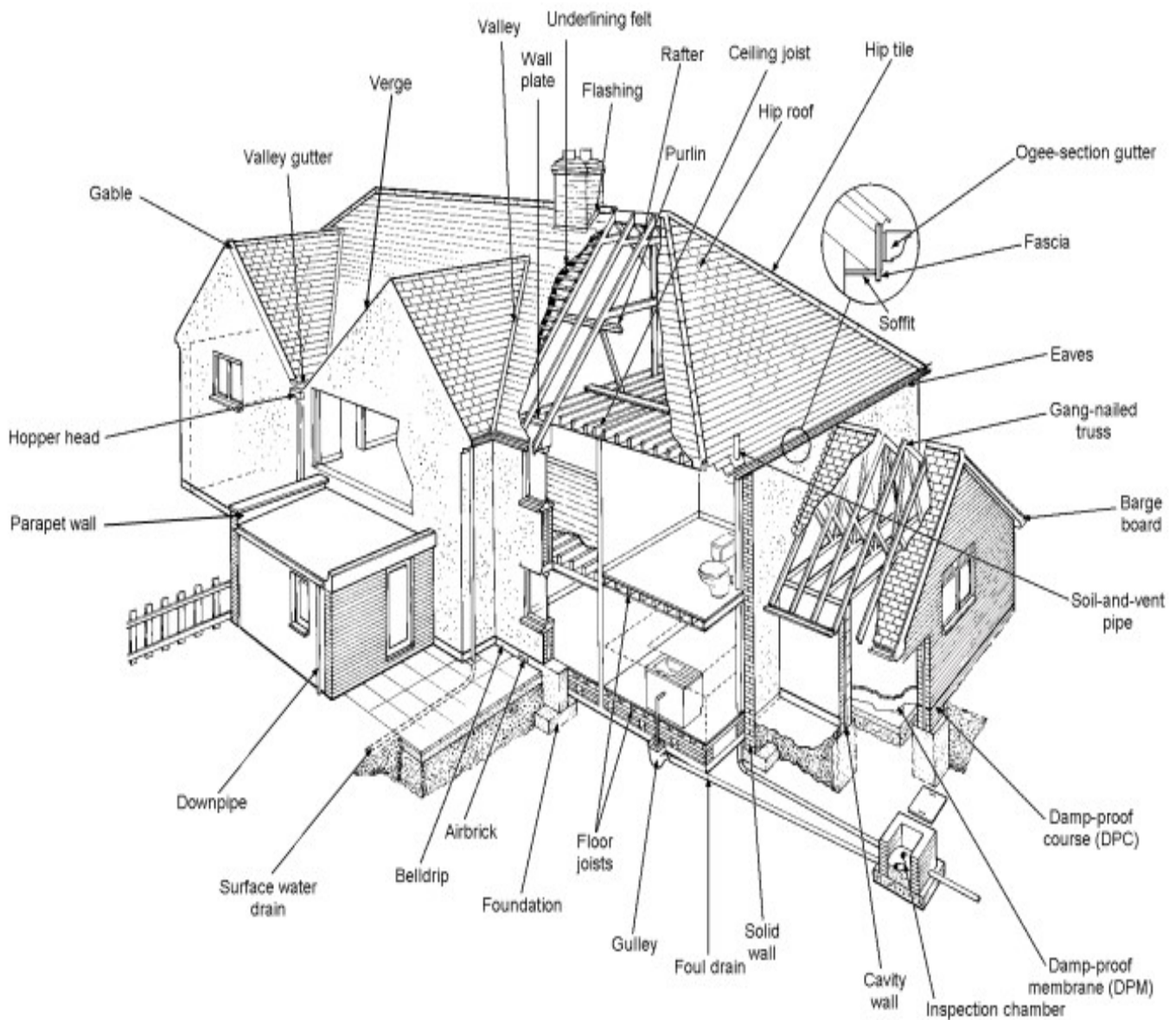
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5.03 GENERAL BUILDING TERMS AND DEFINITIONS

Diagram showing general building terms



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5.04 GENERAL HOUSEHOLDER MAINTENANCE ADVICE

These items will assist with the periodic inspection of buildings. It is not a full or comprehensive list but covers the most common general items.

It is important that regular maintenance inspections be carried out and the repair of any defects discovered be dealt with promptly. Most of these checks can be taken out by the householder.

The items that should be regularly examined are as follows:-

1. Ensure chimney pots are properly and securely fixed. Ensure the brickwork to chimneys is sound and in good condition. Repair any cracks or loose cement immediately.
2. Check all slates and tiles are in good condition. Replace any that are loose or damaged. Ensure that the cement pointing to the ridge and hip tiles is sound.
3. Make sure that any chippings on flat roofs are evenly spread and adequately cover the felt. If any felt is bubbled or cracked it should be repaired.
4. Lead flashings should be adequately fixed and properly fitted. Check they are not loose or have slipped. Cement flashings should be free from cracks. If cement flashings are defective they are best replaced with lead.
5. Rainwater gutters should have an even slope towards the downpipes and be free of leaks. Check and clean out gutters on an annual basis.
6. Rainwater downpipes should be properly connected to the gutters and fixed to the walls. They should be checked for leaks and blockages. Keep any gullies

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at the bottom of these pipes free from leaves or other potential blockages. Replace any leaking rainwater pipes immediately.

7. Check that external timber doors windows, fascias, soffits etc are in good condition and maintain adequate and sound paintwork to all exposed timber especially on the south and west sides of a building.
8. Make sure the cement joints to brickwork are sound and tight especially at the damp proof course level. Bad joints can lead to damp penetration internally and damage to brickwork.
9. Ensure there are no gaps between the walls and the door and window frames. Fill any gaps with a flexible mastic sealer.
10. Make sure the cement around drainpipes is sound and not loose.
11. If any cracks are found in brick joints or cement rake them out and repoint them. If you are concerned about cracks seek the further advice from a Chartered Building Surveyor.
12. Keep all external ground and paving levels at least 150mm below the damp proof course level.
13. Ensure that any air bricks are kept clear of vegetation or other potential blockages.
14. Check for cracks in any cement rendering. If any rendering is loose it should be replaced immediately.
15. Keep all painted surfaces in good condition and repaint before the existing paint begins to crack or flake.

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16. Check timber components for rot, especially at joints. Replace any rotting timber immediately.
17. Replace any cracked or loose putty and broken glass before decorating.
18. Replace any broken or defective door and window locks and catches.
19. Inspect the loft space for any roof leaks. Carry out any repairs immediately.
20. Check any brickwork or blockwork in the roof space for cracks, especially chimney stacks.
21. Ensure that roof timbers are sound and properly fixed. Any rotted areas should be replaced as soon as possible. Check for any woodworm holes and if in doubt call in a specialist firm.
22. Clean out water tanks and inspect and overhaul the ball valves regularly to ensure proper operation.
23. Ensure there is adequate loft insulation. Make sure it does not cover the ventilation gap at eaves level. Ensure that electrical cables are above the insulation.
24. Check ceilings under flat roofs for signs of any water penetration or damp stains.
25. Ensure that all stopcocks and stop valves operate correctly and are not ceased up.

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26. Ensure that waste pipes and traps do not leak. Rewasher or replace dripping taps as soon as possible.
27. Have the central heating serviced by qualified personnel on an annual basis, preferably in the summer.
28. Do not make alterations to electrical wiring or services without qualified advice.
29. Ensure that all light switches, socket plates and electrical fittings etc are firmly fixed and not loose.
30. Keep decorations in good order.
31. Check that manholes are clean, that the drains run free and are self-cleansing. Check manhole covers are properly fitted and do not let soil etc enter the drains.
32. Have any septic tanks pumped out at least once a year?
33. Do not let creepers climb the walls as they can destroy the brickwork and block gutters etc.
34. Ensure that large trees are kept away from buildings. Roots can spread a long way and damage foundations and drains.

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5.05 THINKING OF EXTENDING OR REFURBISHING YOUR HOUSE?

We also undertake **Planning Applications** and **design work** for extensions and refurbishments.

Our in-house **Architect** Rowena Horton RIBA has vast experience in extensions, refurbishments and new build projects.

If you are considering undertaking a refurbishment or extension please **call us** to discuss your requirements 01273 386775.



Extension of a detached building 3D model (above) internal photo (below)



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Thinking of making structural alterations or does your property need remedial works?

We also undertake **design work** and provide **supervision** for structural alterations and carrying out remedial works.

Our in-house **Surveyor** and **Building Engineer** Leo Horsfield has vast experience in designing and overseeing structural projects.

Whether you are knocking out walls or carrying out remedial works such as bracing or underpinning we can help. If you are considering undertaking structural works please **call us** to discuss your requirements 01273 386775.



Rear extension and removal of rear walls on a terraced town house. Internal photo (above) external photo during construction (below).



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APPENDIX A PHOTOGRAPHS



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APPENDIX B

TERMS AND CONDITIONS OF ENGAGEMENT FOR BUILDING SURVEYS AND REPORTS

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TERMS AND CONDITIONS OF ENGAGEMENT FOR BUILDING SURVEYS AND REPORTS

Subject to express agreement to the contrary and any agreed amendments/additions, the terms upon which the Surveyor will undertake the Building Survey are set out below.

1. Based on an inspection as defined below, the Surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property. Defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the future shall be identified. We shall consider the condition and durability of the building fabric in the context of the type and age of the property, the need for repairs or special maintenance and where appropriate, comment on the suitability of the structure for its proposed use.

The inspection will be carried out in a single visit unless otherwise previously agreed. The comments made in the report are given on the understanding the property is fully furnished and occupied at the time of the inspection and that no test were applied to any of the services.

2. The Inspection

During our inspection of the premises as presently existing, which will normally be carried out in a single visit, we shall check all visible exposed and accessible elements of construction in order to identify defects and shortcomings which are likely to adversely affect the use of the property or give rise to expenditure in the future. We shall consider the condition and durability of the building fabric in the context of the type and age of the property, the need for repairs or special maintenance and where appropriate, comment on the suitability of the structure for its proposed use.

We shall where possible inspect cellars and roof voids where appropriate, but we shall not empty the contents of any fitted cupboards, move heavy furniture or lift carpets or floorboards and our report will specifically exclude all covered, unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Apart from any balconies and roofs to which external access may be available, our external inspection will be carried out from the ground or such points of access as are afforded by a 10-foot ladder. Our report will include a summary of our findings in respect of any out houses and boundary walls etc which will be inspected briefly during our visit.

We will not arrange for exposure works to be carried out to the superstructure or below ground, or carry out tests for high alumina cement concrete, calcium chloride, asbestos or the use of woodwool slabs as permanent shuttering, but where appropriate will seek further instructions for these to be carried out for an additional charge.

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(a) Accessibility and Voids

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible. Cupboards shall not be emptied and no heavy furniture shall be moved. The report will specifically exclude all covered, unexposed or inaccessible areas and buried elements of construction such as foundations and built-in steels and timbers. Unexposed structure cannot be inspected and therefore the surveyor is unable to report that any such part of the property is free from defect.

(b) Floors

The surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to raise fixed floorboards without permission.

(c) Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10'00") above the floor or adjacent ground. It may therefore not be possible to inspect roofs above this level. In such cases pitched roofs, will be inspected with the aid of binoculars. The Surveyor will follow the guidance given in Surveying Safely, issued by the RICS in April 1991. This incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

(d) Grounds, Boundaries and Outbuildings.

The inspection will include the above but specialist leisure facilities such as swimming pools, equestrian facilities and tennis courts will not be inspected.

(e) Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted, where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his/her inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained. We shall not arrange for tests to be carried out unless specifically instructed beforehand.

(f) Areas Not Inspected

The Surveyor will identify any areas which would normally be inspected but which he/she was unable to inspect and indicate where he/she considers that access should be obtained or formed. Furthermore, the surveyor will advise upon possible or probable defects based upon evidence from what he/she has been able to see. The surveyor will not arrange for exposure works to be carried out to the superstructure or below ground or carry out tests but will seek further instructions for these to be carried out for an additional charge.

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(g) Flats

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

3. Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his/her view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

(b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up – see paragraph 2 (a). The surveyor has not allowed for any sampling or testing of suspected asbestos material.

(c) The Surveyor will advise in the report if the property is in an area where, based upon information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

(d) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. The Surveyor cannot assess any possible effects on health or report on underground cables.

4. Contamination

S57 of the Environment Act 1995 is expected to be activated, bringing into effect Part IIA of the Environmental Protection Act 1990. Under this legislation the Local Authority are under a duty to establish contaminated sites in their district and may issue Remediation Notices requiring sites to be cleared of contamination.

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The surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. For your own protection we recommend that a desk top study is carried out prior to purchase to ascertain if your site is contaminated, or may be contaminated now or in the future, by uses on adjoining sites. The surveyor or your solicitor can arrange for this report to be undertaken by a specialist company.

5. Consents, Approvals and Searches

(a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The surveyor will assume that all bye-laws, Building Regulations and other required consents have been obtained. The Surveyor will not verify whether any such consents have been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the Surveyor.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

(d) The surveyor may examine lease or title documents, planning or other consents and fire certificates made available prior to the inspection. The surveyor shall assume the solicitors will be advising in detail upon these matters and that they will also check on the responsibility for the maintenance of all boundaries and rights of way and the existence of easement or necessary rights of light, drainage etc.

6. CDM Regulations

The Survey Report is not intended to identify all potentially hazardous materials, structure or contamination present in the buildings or land and as a result must not be used by any party to discharge any duty under Regulation 11 of the Construction (Design & Management) Regulations.

7. Fees and Expenses

The client will pay the Leo Horsfield Surveying Ltd the agreed fee for the report and any expressly agreed disbursements in addition. The fee is subject to VAT at the current rate.

8. Restrictions on Disclosure

The Report is for the sole use of the named client and is confidential to the client and his professional advisers. Any other persons rely on the report at their own risk. The Contract (Rights and Third Parties) Act 1999 shall not apply. We accept no liability to any other party who may seek to rely upon the whole, or any part, of this report.

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The comments made in this report are given on the understanding that the property was fully furnished and occupied at the time of the inspection and that no tests were applied to any of the services.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect.

NOTE: A Building Survey report does not automatically include advice upon value or a reinstatement cost assessment for insurance purposes. However, the Surveyor will be prepared to provide such opinions/assessments if these are agreed from the outset.

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ASSUMPTIONS AND CAVEATS

- I. The inspection of the property and this report has been undertaken in accordance with our Conditions of Engagement, a copy of which is appended.
- II. We have not had access to the Title Deeds and our valuation is on the basis is on the basis of the information supplied to us as to tenure, tenancies, planning, statutory notices and other relevant information, and we have valued on the basis that this information is correct and that there are no undisclosed matters which would affect our Valuation. We have assumed that the Title Deeds and/or leases do not contain any unusually onerous restrictions, covenants, conditions or other encumbrances.
- III. The basis of our Valuation of the interest held by the vendor has been carried out in accordance with the Appraisal and Valuation Standards (7th edition) issued by the Royal Institution of Chartered Surveyors and is as follows:

“The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. “
- IV. The definition of Market Rent used in this report is in accordance with that contained within the appraisal and Valuation Standards (7th Edition) issued by Royal Institution of Chartered Surveyors and is as follows:

“The estimated amount for which a property or space should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms, in an arm’s length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”
- V. In valuing this property we confirm that we have valued the premises on a market value basis for current residential planning use.
- VI. In the preparation of this report we have not inspected those parts of the property which are covered, unexposed or inaccessible, such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts.
- VII. Our enquiries have not revealed any contamination affecting the property or neighbouring property, which would affect our Valuation. However, should it be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to any contaminative use, this might reduce the values now reported.
- VIII. We accept no liability for seepage, contamination or pollution of the site.

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- IX. We have not arranged for any investigations to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of the property, or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation we have assumed that such investigation would not disclose the presence of such material to any significant extent.
- X. Unless specifically requested, we do not arrange for an investigation to be carried out to determine whether or not high alumina cement, calcium chloride additive, fibrous asbestos, any other deleterious material or permanent wood shuttering has been used in the construction of this property. In addition, we have not carried out or arranged for tests to establish alkali silica reaction. We do not carry out any tests to assess whether anti-graffiti paint has been applied to any areas of the building, and specifically whether any polyurethane isocyanate product was a constituent of the paint.
- XI. We would comment specifically on The Control of Asbestos Regulations 2006 and advise that there is/will be a responsibility under this legislation on the owner/occupier as 'Duty Holders' to comply in all respects with this legislation. This will include assessing whether the premises contain asbestos; assessing the risk from asbestos and taking action to minimise the risk of exposure to asbestos fibres. In this respect owners/occupiers or their advisors will need to collate all appropriate details, records, etc into an asbestos record/register relating to the property.

We are not qualified to advise whether or not an asbestos audit or register has been complied with nor do we undertake any asbestos audit or register as part of our normal valuation inspection. We would usually report whether our limited inspection has or has not revealed any likelihood of asbestos related issues which would affect our valuation. Should it be established subsequently that there are cost implications relating to the presence of asbestos at the property and the implications therefrom, this may reduce the values reported.

- XII. The Equality Act 2010 places the responsibility on owners and occupiers to consider and not discriminate against disabled persons in recruitment, employment and the provision of goods, facilities and services. The effect of this legislation can impact on the value of a property interest and may, depending on the use of the premises and the physical and other constraints, require that the owner or occupiers take steps to ensure that the premises are fully compliant by such means as physical alterations to the premises. In connection with our valuation report, we are not able to advise whether a property complies with the requirements outlined in the Act and the owners/occupiers/clients may require, if not already commissioned, their own access audit to consider such requirements and the implications therefrom.

The provisions of the Equality Act are wide ranging and apply from 1 October 2010. This will cover the provisions of goods, services and facilities especially directly to the public and a service provider must take full responsible steps to

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remove, avoid or alter any physical feature that makes it impossible, or unreasonably difficult, for a disabled person to make use of services, or to make changes to practices or provide alternative methods, policies or procedures in the provision of such services.

We are not specifically qualified to comment on the implication of The Equality Act and if it should be subsequently established that there are cost implications relating to the requirements under the Act in respect of the property, this may alter the values reported.

- XIII. The plans as provided within this report are for identification purposes only. They are intended to show the location off the building and not necessarily the extent of the formally demised areas, which can only be ascertained by reference to the Deeds.
- XIV. No allowances have been made in the Valuation for expenses of realisation or any taxation liability that may arise from the sale or development of the property.
- XV. This report is confidential to and for the sole use of the addressee and no liability to any third party is accepted in respect of the whole or any part of its contents. The report may be disclosed to professional advisors assisting in respect of the purpose of this report. Neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without our written approval of the form and context in which it appears.
- XVI. We assume for the purposes of this report that these premises comply in all respects with all statutory provisions (including the Factories Act 1961, the Offices, Shops and Railway Premises Act 1963, the Fire Precautions Act 1971, the Defective Premises Act 1972, Health and Safety at Work Act 1974, the equality Act 2010, the Control of Asbestos at Work Regulations 2006), The Regulatory Reform (Fire Safety) Order 2005 or other appropriate Acts and that no notices are outstanding against the property at the present time.

We also assume that neither the condition of the property nor their use is in contravention of any statutory requirements.

- XVII. Informal verbal, planning and other enquiries have been made of the respective Local and Highway Authorities and we have assumed that the information given verbally by the representatives of those Authorities is correct. In making our Valuation we have assumed that neither the existence nor use of the property gives rise to any contravention of planning or statutory regulations.

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