

Example Report

Level 3 Building Survey Report



Front Elevation



Rear Elevation



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



GENERAL VIEW FROM REAR GARDEN

DESCRIPTION

The property comprises a detached three storey dwelling house built in 1916 (subject to verification). It was designed by an architect and this is reflected in the well-proportioned rooms and the details in the elevations and the interior.

It is of traditional construction having brick faced or rendered areas. There also rendered panels between timbers applied to some parts of the elevations. The ground floor is of concrete, the first and second floors are of timber and the main roof is of pitched slopes covered with plain clay tiles. The property has not been extended but modernisation of the interior has been carried out in recent years.

The property stands in an approximately rectangular shaped plot having gardens on all sides. There is an entrance drive on the right hand side leading to a parking area at the front around a large cedar tree. There is an

outbuilding comprising a garage, garden store and a self-contained flat. In the garden there is a timber framed and roofed gazebo.

GENERAL

My inspection was carried out on the 27th April. At the time of the inspection, the weather was overcast but dry. I would draw to your attention that my report reflects the condition of the property at the date of my inspection. It must be accepted that defects can arise, particularly from weather conditions, between the date of my inspection and your taking up occupation.

As you are familiar with the property and reasonably conversant with its general nature and layout, descriptive details have been kept to a minimum and I have also endeavoured to confine my remarks to matters which are material to your consideration as to whether to purchase it. I have not attempted to list every trivial or minor defect, nor gone into any great detail on the internal decorations.

The property was occupied and fully furnished with fitted carpets or other fixed floor coverings in all of the rooms. Stored items in all the cupboards precluded a full examination of such areas. I cannot rule out that some defects may come to light once the stored items have been removed, carpets and floorboards lifted.

SITUATION

The property is situated on a quiet road on the eastern edge of the village with mainly large residential properties nearby. The shopping centre of Gerrards Cross is easily accessed by car or on foot. All amenities are within easy reach.

No doubt you have acquainted yourself with the area and facilities when assessing this property for purchase.

ACCOMMODATION

As you are already familiar with the property, I briefly list the accommodation provided without listing room sizes and other details, which are normally contained in the Estate Agent's particulars:

Ground Floor:	Entrance porch, dining/hall, lobby (with cupboard for electronic equipment) with cloakroom off, drawing room, study, kitchen/breakfast room, utility room, rear lobby, toilet, boiler room.
First Floor: -	Landing with store cupboard,, master bedroom with ensuite bathroom and dressing room, 3 further bedrooms, family bathroom, door to secondary staircase with store room off at half-landing.
Second floor: -	Landing with storage in eaves, 2 bedrooms, bathroom.
Outside:	Front area with several car parking spaces, gardens on all sides, gazebo, outbuilding comprising garden store, garage and self-contained flat having kitchen/dining room, bed/sitting room with ensuite shower/W.C.

STRUCTURAL CONDITION AND STATE OF REPAIR

THE MAIN ROOF

The roof over the main part of the house is formed in four principal pitched slopes which meet at four hips and a ridge. At the front, rear and right hand side are projections over the bays and these have subsidiary roofs formed in two slopes meeting at ridges. The subsidiary roof to the left hand side of the front elevation is formed in three

slopes meeting at a ridge and two hips. The subsidiary roofs meet the main slopes at valleys. Set into each of the main front and rear slopes there are two dormers each formed in three slopes meeting at ridges and hips. The slopes are all covered with plain clay tiles and with half-round tiles bedded in mortar along the ridge and special bonnet tiles to the hips. The valleys are formed in special valley tiles. I inspected the tiling from ground level as far as possible and also from the dormer windows.

The tiling appears to be in generally satisfactory condition bearing in mind its age. The tiles do not appear to have been renewed and therefore have lasted well beyond the normal life expectancy of sixty years for this type of tile. The tiling is beginning to deteriorate and several tiles have slipped from their positions or are showing signs of shaling. The mortar in which the ridge and hip tiles are bedded is weathered and I suspect that many of them will need to be rebedded to ensure that they remain fixed.

In the short term, I recommend that you engage a roofing specialist to replace all missing or defective tiles with sound matching tiles. I cannot rule out that further defects may become apparent from a closer inspection and whilst wholesale recovering is not required at present, it would be prudent to budget for this eventuality in the next few years. Any work to the roof slopes will require scaffolding for Health and Safety reason and this will add to the cost.



**TYPICAL EXAMPLE OF DEFECTIVE TILING TO ROOF
AND RIDGE**

The verges, or edges, at the gables of the roof slopes are bedded in mortar on an undercloak of tiles. The mortar is generally sound and no major defects were noted but if the mortar weathers unduly or is found to be weak upon closer inspection, the verges should be rebedded in new mortar.

The eaves project beyond the walls and there are softwood fascia boards but open soffites. The eaves appear to be in satisfactory condition from a remote inspection. I cannot rule out that some defects may come to light from a closer inspection. If any defective timbers become apparent, I recommend that they are replaced when the slopes are overhauled as a scaffold will be necessary to carry out the necessary repair work.

There is a build-up of debris in the valleys. I recommend that the debris is removed when the slopes are overhauled to avoid the risk of water penetration to the interior.

ROOF TO BOILER ROOM ETC.

The roof over the boiler room, utility room, rear lobby and the store off the secondary staircase is formed in two

slopes meeting at a ridge. The slopes are covered with plain clay tiles with half-round tiles bedded in mortar along the ridge.

The general condition is similar to the main roof in that several tiles have begun to deteriorate and some have slipped from their positions. I recommend that you engage a reputable roofing contractor to carry out the necessary work to replace defective tiles and rebed the ridge tiles if required.



**TILING ON BOILER ROOM AND
UTILITY ROOM ROOF**

SIDE DORMER ROOF

In the left hand main slope there is a dormer having a flat roof covered with lead sheet. I was not able to make a close inspection as it is inaccessible without a ladder. No obvious defects were noted but if the lead is original, it could develop splits which would allow water ingress. If this occurs, the roof should be recovered with new lead by a specialist.

CHIMNEY STACKS

There are four chimney stacks which serve or served the fireplaces in the various rooms. They are built of brickwork with lead flashings at the junction with the tiling. I inspected the stacks from ground level and also from first floor windows as far as possible.

The stacks are tall structures with over sailing courses at the top of each stack to shed water away from the lower parts. No major defects were noted from a ground level inspection. However, some defects are apparent from a close inspection of the front left stack particularly in relation to the erosion of the bricks and the mortar joints. It would be possible to cut out the weathered bricks and build in new matching bricks but this would be time consuming. The weathered mortar joints should be raked out and repointed.



**WEATHERED BRICKWORK TO
FRONT LEFT HAND CHIMNEY**

It was not possible to examine the mortar flaunching in which the terra cotta pots are set and it may be weathered. If so, any defective mortar should be renewed. All disused flues should be fitted with spigots to avoid rainwater entering the flues but still maintain air circulation in the flues.

The lead flashings around the stacks are generally sound where visible. There is a considerable build-up of debris behind the front left hand stack and this should be removed when the roof slopes are overhauled. Regular cleaning of the valleys and roof slopes will prevent debris building up in the future.



DEBRIS BEHIND FRONT LEFT HAND CHIMNEY STACK

EXTERNAL WALLS

The external walls of the house are of solid brickwork having red facing bricks built with headers and stretchers in alternate courses. Large parts of the walls are finished with render and rough cast. The gables and parts of the first floor walls have applied timbers and smooth faced rendering between the timbers. The bays at the rear and on the right hand side are clad with plain clay tiles between the ground and first floor windows. I examined the walls as far as possible to assess their condition and state of repair.

The walls appear to be in satisfactory structural condition and no major defects were noted. The mortar

joints are not unduly weathered to the majority of the walls at present. However, in the future they may need repointing. The render and rough cast is generally sound with no major defects evident. The rendering between the applied timbers is generally sound but shrinkage cracks have developed in places and localised repairs may be required if any render becomes loose in the future.

The tile hanging to the bay windows is generally sound but several tiles have either fallen off or are chipped. I recommend that the tiling to all the bays is overhauled to replace all defective tiles with sound matching tiles.



**DEFECTIVE TILING HANGING TO
LEFT HAND REAR BAY**

I did not make any excavation to examine the footings of the house but I saw no evidence to suggest there are any defects but I am unable to report on the depth or type of the footings. The original part of the house is likely to have shallow foundations by modern standards. If the sub-soil in this area is of clay, the possibility of localised movement in times of prolonged drought cannot be ruled out. The risk of subsidence is quite small but if movement does occur it will be more likely to be seasonal movement resulting from changes in ground water content in the clay. Your insurance policy should therefore provide cover against subsidence of the site if possible but most insurers now exclude such cover or will include with a large excess.

DAMP PROOF COURSE

A bitumen felt d.p.c. is incorporated at least two courses of bricks above ground level where visible in the brick faced parts of the elevations. A similar d.p.c. is likely to be incorporated in the rendered walls at the same level.

I tested the accessible walls inside the house at ground floor level with a damp meter. The walls appear to be free of rising damp but a full inspection and test was not possible where walls are not accessible or covered. I cannot rule out that some dampness may be present in the hidden areas which may be revealed when the house is vacated and the furniture removed. If you require any further information, I recommend that you engage a specialist to advise you on this matter.

AIRBRICKS

There are no airbricks at the base of the external walls as the ground floor is solid concrete throughout.

WINDOWS

The original windows still exist and consist of hardwood frames with iron frames having hinged sashes with leaded lights. The majority of the windows are generally sound bearing in mind their age but some defects have occurred as the metal frames are not galvanised. This has resulted in rusting which has caused expansion of the metal which results in loose putty and panes. The worst example is in the store off the secondary staircase. It may be possible to repair this window but if not, a galvanised frame should be obtained if the right size can be found. A specialist glazing company may be able to assist in this regard.



**RUSTED WINDOW FRAME AND LOOSE PANE
OF GLASS TO STORE WINDOW**

As the sub-frames are of hardwood, no major rot was noted but some of the external cills are weathered and will require careful preparation prior to redecoration.

In the roof slope over the secondary staircase a Velux roof light has been fitted in recent years. The general condition is satisfactory but the outer face of the glass needs cleaning. A suitable ladder will be needed to reach the roof light in order to open the sash. The frame is fitted with flashings supplied by the manufacturer and these appear to be adequately fixed. Debris can build up between the frame and the surrounding tiling. This should be checked when the tiling is overhauled and all debris removed.

EXTERNAL DOORS

The front entrance has a pair of hardwood panelled timber doors with some leaded light glazing. The doors and glazing are in satisfactory condition.

In the rear wall of the dining hall there are three pairs of fully glazed softwood doors hung in softwood frames. The doors and frames are modern and are in sound condition.

The external door in the rear lobby is a partly glazed timber door hung in a timber frame. The door and frame are in satisfactory generally but some weathering was noted to the exterior.

In the side wall of the utility room there is a partly glazed softwood door with a glazed side light. The door and side light are in reasonable condition but they are weathered externally. I recommend that they are redecorated within 12 months.

RAINWATER GOODS

Rainwater is collected in PVCu gutters which discharge to PVCu downpipes. The general condition of the

rainwater goods is satisfactory but there appears to be a leak to the gutter at the rear of the house as water was seen to be dripping from a joint. This should be repaired.

As it was not raining at the time of my inspection, I am unable to state whether there are any other leaks to the gutters. If leaks occur in wet weather I recommend that you engage a reputable contractor to carry out the necessary repair work.

Some of the pipes appear to discharge to the foul drains. The Council prefers rainwater to be taken to soakaways rather than to the foul water drains to reduce overcharging the sewers with rainwater. I recommend that you ensure that rainwater is taken to soakaways rather than the foul drainage system. This may involve relocating downpipes to positions where they can be connected to new drains and then to soakaways which should be located a minimum of 5m from the house.

EXTERNAL DECORATIONS

Painted timberwork to the doors and windows is beginning to weather in places and I recommend that redecoration is carried out in the next 12 months. If any rot is encountered, the necessary repairs must be undertaken prior to the application of new paint.

EXTERNALLY-GENERALLY

OUTBUILDING

The basic structure of the garden store, garage and self-contained flat is of solid brick walls and the roof over the main part of the building is formed in two main slopes meeting at a central ridge parallel with the front and rear walls, and there is a subsidiary roof over the garage also formed in two slopes but meeting at a ridge at right angles to the main ridge. The slopes are covered with plain clay tiles and half-round tiles bedded in mortar to the ridges. The valleys between the slopes are formed with valley tiles. The roof over the garden store is formed with short pitched tiled slopes at front and rear and a central flat area finished with bitumen felt.

At the time of inspection, the garage and garden store had a lot of stored items inside and a full examination of all areas was not possible. Other defects may come to light when the garage and store have been cleared. I was also not able to inspect the rear of the building in detail due to the amount of undergrowth and the ivy growing up the walls and over the roof slopes.



ELEVATION OF OUTBUILDING

The basic structure of the building appears to be in satisfactory structural condition. The internal alterations to form the self-contained flat have been carried out to a satisfactory standard but I understand that the work was not signed-off by the Council. If you require a Completion Certificate, I recommend that you approach the Local Authority to ascertain whether the Building Control Department is prepared to issue a Certificate. They may require a fee and a site inspection in order to do this.

The ivy and all other debris should be removed from the walls and roof slopes. The tiling should be overhauled and the guttering cleared of debris and repaired as required. I recommend that you engage a reputable roofing contractor to carry out the work.



DEBRIS AND IVY ON OUTBUILDING ROOF



**DEBRIS IN VALLEY AND MOSS ON
OUTBUILDING ROOF**

GAZEBO

The gazebo has been built in recent years and comprises a timber framed structure supporting a timber roof covered with cedar shingles. The general condition is satisfactory but a few shingles have slipped from their

positions resulting gaps in the covering. I recommend that the roof is made good as soon as possible.



GAP IN SHINGLES TO GAZEBO ROOF

BOUNDARIES

The gardens are bounded by timber panels, chain link fencing and trellis fencing. The fences are in reasonable condition where visible but some lengths were obscured by plant growth. General maintenance should be carried out to replace any defective sections and posts.

I recommend that your solicitor ascertains the ownership of the various boundaries so that your repairing liabilities can be assessed.

PAVINGS

The drive and parking area at the front are surfaced with gravel. This is generally satisfactory but weed growth will need to be controlled. Some rutting has developed in the drive due to the weight of vehicles passing over the same section of the drive over a long period of time.

The paths around the sides and rear of the house are of crazy paving. The steps down to the lawn are formed in bricks and concrete slabs. These areas are relatively new and in sound condition. However, shrinkage cracks have developed in several locations. These should be repointed to prevent weed growth in the gaps.

TREES AND PLANT GROWTH etc.

The cedar tree at the front of the house is very tall and has branches which overhang the front garden. These deposit a lot of debris over the paving and over the roof slopes. The branches may need to be trimmed occasionally and this work should be carried out by a reputable tree surgeon. The tree may be covered by a Tree Preservation Order. This should be verified by your solicitor as part of the searches.

Some of bushes in the gardens are badly overgrown and need attention. As mentioned above, the ivy should be removed from the outbuilding and the root dug out to prevent regrowth.

The bushes in front of the fence along the road are badly overgrown to the point where they not only hamper vision in both directions when exiting the site in a vehicle, but they also make the road narrower. I strongly recommend that the growth is cut back to the actual boundary and kept in check in the future.

INTERNALLY

DECORATIONS

The internal decorations consist of wallpaper or emulsion paint to walls, emulsion paint to ceilings, and gloss paint to joinery. The property is in satisfactory decorative condition throughout but I leave the question of any redecoration to your own discretion.

MAIN ROOF

Access to the apex of the main roof space is obtained by means of a hatch in the ceiling of the second floor bathroom. I gained access to the roof space by means of my own ladder. There are also access doors in the walls of the second floor rooms and landing which allowed a limited inspection of the lower parts of the roof structure. I inspected the timbers but only a limited inspection was possible due to the nature of the construction and the means of access.

The main roof is of timber construction comprising 100 x 50mm rafters and ceiling joists framed together. In the lower part of the roof slopes there are substantial purlins to support the rafters. The structure is in satisfactory condition where visible and no major defects were noted in the accessible areas. The slopes are covered with softwood boarding. The boards will be feather edged to allow the roofing tiles to hook over the boards. No major defects were noted in the boarding where visible for inspection.

A layer of fibreglass insulation quilt has been laid between the ceiling joists in the lower part of the roof. This insulation is about 100mm thick but some areas are devoid of insulation. There is no insulation in parts of the main apex. I recommend that the insulation is completed to meet current standards which require 350mm of fibreglass but other materials are available, such as expanded polyurethane slabs, which do not require the same thickness to meet the regulations. It will not be possible to store items in the roof spaces unless steps are taken to prevent fibreglass insulation being compressed.

The stud partitions forming the second floor rooms are not insulated and this will allow undue heat loss. I recommend that the spaces between the studs are insulated either with fibreglass quilt or slabs of expanded polyurethane to reduce heat loss through the walls.

INTERNAL WALLS

The internal walls on the ground floor are of brickwork finished with plaster. The walls are load bearing where the first floor joists are supported by them. A large beam spans across the dining hall to support the first floor structure above. No major defects were noted in the walls or the beam.

At one time, there may have been a wall between the rear, larger part of the drawing room and the front, shorter, part as there is a beam across the ceiling which was probably inserted when the wall was removed. The beam is concealed but appears to be in satisfactory condition.

The walls on the first floor are of stud partitions finished with lath and plaster or plasterboard where modern. The walls are in sound condition.

The walls on the second floor are of original stud partitions finished with lath and plaster, or, where modern, are of stud partitions finished with plasterboard and plaster. These are in satisfactory condition but I cannot rule out that some of the original plaster may develop cracks or bulges. If this occurs, I recommend that remedial work is carried out.

I cannot rule out the presence of asbestos in the original plaster although the likelihood is very low. If you have any concerns regarding this aspect, I recommend that a test be carried out by a specialist who will be able to

advise you on this matter (see comment on Asbestos below) prior to carrying out repairs

CEILINGS

The original ceilings which still exist are of lath and plaster with decorative mouldings to the principal rooms. They are generally sound bearing in mind the age of the property. Modern ceilings are of plasterboard and plaster. The general condition of these ceilings is satisfactory. Shrinkage cracks may develop. These will need to be raked out and filled prior to redecoration.

I cannot rule out the presence of asbestos in the original ceilings although the likelihood is very low. If you have any concerns regarding this aspect, I recommend that a test be carried out by a specialist who will be able to advise you on this matter (see comment on Asbestos below) prior to carrying out repairs

FLOORS

The ground floor is of concrete construction throughout. The floor is finished with woodblocks, applied timber boards, ceramic tiles or carpet. The floor is in generally sound condition where visible. However, I cannot rule out that some defects may come to light if the floor coverings are lifted. If defects are revealed, I recommend that remedial action is carried out.

The first floor structure is of suspended timber joists which span between the external walls and load-bearing walls on the ground floor. The floors are finished with softwood floorboards. The floor structures appear to be in satisfactory condition but only a very limited inspection of the timbers was possible in the store cupboard.

The second floor is of suspended timber joists and finished with carpets or ceramic tiles. No major defects were noted from the limited inspection possible. However, I cannot rule out that some defects may come to light when the coverings are lifted. If this occurs, I recommend that appropriate action is carried out. A few of the ceramic tiles are cracked and it may be difficult to obtain matching replacements.

I cannot rule out the possibility that woodworm infestation exists in the concealed timber floors. The vendor may be able to confirm whether the timbers have been treated and if so a copy of the guarantee should be obtained.

DOORS, STAIRCASES AND INTERNAL JOINERY

The internal doors are mostly of oak or softwood panelled doors. A pair of glazed doors are fitted to the sitting room. The doors leading from the entrance porch to the dining hall are of oak with stained glass panels. The doors are generally sound and no major defects were noted.

The staircases are of softwood construction. They are in sound condition but a full examination was not possible as the soffits are covered with plasterboard and plaster.

Internal joinery to door linings, architraves and skirtings is of oak or softwood. The timbers are in sound condition generally with only minor wear and tear evident.

FIREPLACES

The main part of the drawing room fireplace has a stone and slate surround and an open fireplace. No major defects were noted. At the front end of the drawing room the fireplace has been removed and the opening blocked up. A vent is not fitted and this could lead to condensation in the flue.

The dining hall is likely to have had a fireplace which backed onto the fireplace in the drawing room but it has been removed and the opening blocked up.

The study has an attractive original fireplace of cast iron with green ceramic tiling around it and also to the hearth. The fireplace is set into a plastered arch with clay tiles built in at intervals. No major defects were noted.

The breakfast room is likely to have had a fireplace at one time but it has been removed and the opening blocked up.

The fireplaces in the bedrooms have been removed and the openings blocked up. As with the other blocked up fireplaces, vents are not fitted to allow air circulation in the flues.

CONDENSATION

No evidence of significant condensation was noted at the time of inspection. Dry forms of heating and good ventilation should help to minimise this risk.

TIMBER DECAY AND INFESTATION

A representative sample of exposed timber was examined and whilst all reasonable care was taken, the possibility of concealed defects cannot be entirely ruled out.

If the timbers have not been treated, I recommend that you to obtain a report and quotation from a specialist British Wood Preservation and Damp Proofing Association registered contractor. Any works carried out should be under an insurance backed, long term and transferable guarantee.

THERMAL INSULATION

Further details on improving the energy performance of the property can be obtained by viewing the Energy Performance Certificate which should be available with the selling agent or can be accessed on line.

VERMIN

No obvious signs of vermin were noted but ants were seen on the floor in the dining hall. They were going behind the skirting across the blocked up fireplace. You may wish to engage a pest control firm to deal with the ants.

SERVICES

I am not an expert on services and whilst I comment in general terms on the installations, none of them was tested and I am therefore unable to report on their actual working performance. If you require any further information or tests, I recommend that you engage the appropriate specialist.

COLD WATER SUPPLY

The supply is metered and the meter is in the road under a flap. If water is used wisely, the cost can be reduced compared to being charged against the Rateable Value of the property.

The cold water main enters the property in the boiler room where a stopcock is fitted. The main is earthed. Cold water is stored in three interlinked polypropylene tanks in the apex of the main roof space. They are not insulated and I recommend that insulation jackets are provided.

Distribution pipework is of copper, or plastic where modern. No obvious defects were noted at the time of my inspection.

HOT WATER SUPPLY

Hot water is heated by the boiler and is stored in two indirect cylinders in the boiler room. The tanks have pre-formed insulation jackets concealed by metal coverings. Thermostats are fitted to control the temperature of the domestic supply. No obvious defects were noted but it is a specialised installation and I am not qualified to comment on it. I recommend that you engage a specialist to advise you on this matter.

Distribution pipework is of copper where visible and appears to be in satisfactory condition.

CENTRAL HEATING

Central heating is provided by two gas-fired wall-mounted boilers located in the boiler room. Hot water is circulated by pumps through copper pipes to pressed steel radiators. The system is controlled by a time clock/ programmer and the radiators are fitted with thermostatic valves for individual room control. Two pressure vessels adjacent to the boilers maintain the system full of water.

The system was in operation at the time of my inspection but it appears to be in satisfactory condition. It is a specialised installation and I am not qualified to comment on it. I recommend that you engage a specialist to advise you on this matter.

You should confirm if there are any maintenance records for the heating system but if not, it should be tested by a GasSafe Registered engineer prior to entering into any legal commitment to purchase with all recommendations implemented. I recommend that you take out an Annual Maintenance contract. I recommend that a new condensing boiler is fitted.

ELECTRICITY

The meter is in the boiler room and the fuse board is adjacent. Wiring has been run in PVC sheathed cables and the consumer unit incorporates miniature circuit breakers for safety and ease of operation.

I did not carry out a test on the wiring and only a test by an electrician would reveal any defects, which do not comply with current standards or would merit upgrading. There are smoke detectors fitted. If you require any further information I recommend that you engage an electrician to inspect and report on the system.

If no guarantees etc. are available, then the system should be tested by a qualified electrician (preferably NICEIC/ NCA registered), prior to entering into any legal commitment to purchase. There is a smoke alarm fitted on each floor in case of a fire.

A burglar alarm system is fitted and this should be serviced by a reputable company as required.

The electrically powered iron gates at the vehicular entrance were closed and reopened in order for me to check their operation. They appear to be in working order but occasional maintenance will be required. This should be entrusted to a specialist.

GAS

The gas meter is located in a box fixed to the side wall of the boiler room. The door of the cupboard is falling off and it should be rehung. No obvious leaks were noted but much of the pipework is concealed. The pipework is bonded to earth.

In view of the complexity of regulations and safety implications, I recommend an inspection of the installation by a certified GasSafe Registered engineer.

SANITARY WARE

The main cloakroom has a vitreous china basin and toilet pan and cistern. The cloakroom off the rear lobby has a vitreous china basin and toilet pan and cistern. The fittings are in generally satisfactory condition.

The kitchen is fitted with a stainless steel sink top and there is a range of floor and wall units. A detailed inspection of the units was not carried out but they appear to be in a satisfactory condition. Adjustment of the door hinges and drawer runners may be required from time to time.

The utility room is fitted with a stainless steel sink top and there is a range of floor and wall units. These appear to be in a satisfactory condition. Adjustment of the door hinges and drawer runners may be required from time to time.

The ensuite bathroom has a free-standing cast iron bath, a vitreous china basin and toilet, and a shower cubicle. The fittings are in generally satisfactory condition but the bath is slightly chipped near the outlet.

The first floor family bathroom fittings consist of a cast iron bath, a vitreous china basin, a vitreous china toilet and cistern and a shower in a separate cubicle. The fittings are in satisfactory condition but the shower was not tested.

The second floor bathroom fittings consist of a vitreous enamelled pressed steel bath, a vitreous china basin, a vitreous china toilet and cistern and a tap-mounted shower over the bath. The fittings are in satisfactory condition but the shower was not tested. The room is fitted with an extract fan but it exhausts into the roof space above. Ideally it should exhaust to the exterior to avoid humid air entering the roof space.



**SECOND FLOOR BATHROOM EXTRACT DUCT
VENTING INTO ROOF SPACE (LACK OF INSULATION
ALSO VISIBLE)**

The waste pipes from the sanitary fittings are of plastic and discharge to two external soil and vent pipes or gullies as required. These are generally sound and no obvious leaks were noted at the time of my inspection.

The waste pipes appear to be in satisfactory condition where visible. It was difficult to trace all the pipe runs but no obvious signs of leakage were noted at the time of my inspection.

The property is connected to mains drainage. There is only one access chamber visible within the curtilage. This is located in the drive just inside the gates. I was able to lift the cover and found the drain is clear of obstruction.

The system appears to be in working order. If a blockage occurs, I recommend that you engage a reputable drainage contractor to locate the drain runs and form inspection chambers as required to provide access in the event of a blockage.

According to a drawing in the cloakroom, there should be three other chambers on the system. These are not visible and I suspect they have been covered over. It would be possible to trace their positions by means of a CCTV survey. Ideally, the chambers should be exposed so that the covers could be lifted easily if a blockage developed.

SUMMARY

This report is intended for your own use and I cannot accept responsibility for a third party for any part of its content. Many parts of the house, such as foundations and sub floor areas, are concealed during construction and I do not disturb these. It follows, for practical reasons, that I have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect. I did not inspect the foundations or sub-soil, nor were floorboards lifted or other steps taken to examine concealed parts, therefore I cannot report on their condition. As for the foundations, I recommend that you ask your solicitor to check with the Local Authority that the foundations were built of an adequate size and depth to suit the local sub-soil conditions.

LIMITATIONS

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

Some maintenance and repair may require the co-operation of adjoining owners particularly regarding the boundaries.

My inspection of this property covered all those parts of the house that could be seen either from ground level externally or from the interior including the accessible roof space.

Where a house has extensive floor coverings this again limits the inspection possible, particularly of floor surfaces. I did take random check readings with a damp meter in the accessible external walls on the ground floor.

As far as the service installations (gas, electricity, hot and cold water and drainage) are concerned, my inspection was a limited superficial one and in the absence of specific tests, I cannot give warranty as to their condition, design or efficiency. Underground pipes and rainwater downpipes or gullies were not tested.

Calculations of the load bearing capacity of floors have not been carried out and I can give no opinion to their strength or suitability for your purposes.

I have assumed that the property is erected on suitable land that has not been designated as contaminated. No investigation of surrounding ground has been undertaken.

In drafting this report, I have limited comment to more material matters and, in particular, I have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

This report is for the private and confidential use of the client for whom it is undertaken, and shall not be reproduced in whole or in part, or relied upon by third parties, except my client's legal representative, strictly in connection with the purchase of the property.

The report reflects the condition of various parts of the property at the date of inspection. It must be expected that defects can arise between the date of the inspection and your taking occupation of the property.

LEGAL MATTERS

I am not aware of any other specific considerations affecting the property. However, it is possible that some relevant matter may come to light as a result of the enquiries to be made by your legal advisers.

Your solicitor should confirm warranties/guarantees and their validity, extent and transferability in respect of the following: -

Central heating system Service Agreement.
Electrical Wiring.

Your legal adviser should make formal enquiries with the existing owners to find out if any other guarantees are applicable to the property. If any guarantees/ warranties are made available, they should be carefully inspected to see if they are still effective and will be fully transferable to you as the new owner and your solicitor should confirm.

Your legal adviser should confirm where possible the position of the boundaries and responsibility for maintenance.

Your legal adviser should ensure that there are no outstanding statutory, public health, legal or other notices affecting the property.

Your legal adviser should ensure that there are no outstanding debts in respect of credit agreements relating to the property, fittings or contents remaining.
Ensure that there are no road improvements or development proposals which would be detrimental to the property. Any adverse discovery may have a serious effect on the resale potential of the property and a possible detrimental effect upon its value.

You should immediately forward a copy of this report to your solicitor with the request that they check all legal matters.

ENVIRONMENTAL ISSUES

Your solicitor will be able to advise you as to the environmental issues through the searches. If this area is shown by an environmental assessment by The National Radiological Protection Board (NRPB) as one in which the estimated level of radon gas entering the building is such that remedial action is recommended the necessary remedial measures can often be implemented at reasonable cost when considered in proportion to the value of the property. It is not possible in the course of the inspection to determine whether radon is present in this building as the gas is colourless and odourless but tests are available by post from the NRPB or other approved laboratories. The minimum suggested testing period is three months.

The property is not thought to be at risk of flooding under normal conditions. Ground water may be discharged from the drive in times of heavy or prolonged rainfall.

Connection to mains drainage appears to be in place but formal confirmation should be established via enquiries before purchase and your solicitor should verify the maintenance and repairing responsibilities in respect of any shared drains/sewers.

TENURE

It is assumed that the Freehold interest in the property is for sale with vacant possession but this must be verified by client before contracts for sale are exchanged. You should also verify that there are no unduly onerous covenants attaching or affecting the land and that easements, rights of way, passage of drainage, etc., are all available for current and proposed usage of the property and gardens before contracts are exchanged.

ADDITIONAL ADVICE REGARDING ASBESTOS

Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialized and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed however workmen, including decorators, who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the environmental health office of your local council. Normally the removal of asbestos products from buildings has to be carried out by especially licensed firms operating to stringent safety standards, which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without utilising the specialists expensive facilities although obviously reasonable safety precautions should be taken to prevent the creation of dust, the spread and inhalation of dust by all persons within the building either during the operations or afterwards and the removed material disposed of to the appropriately licensed tip, the location of which can be ascertained from your Local Council.

SCOPE OF SURVEY

This report is intended for your own use and I cannot accept responsibility for a third party for any part of its content. I have not inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible, and I am therefore unable to state that such parts of the property are free from rot, beetle or other defects. I did not inspect the foundations or sub-soil, nor were floorboards lifted or other steps taken to examine concealed parts.

I have endeavoured to report on the property as fully as possible but much of the structure was concealed or inaccessible. If alterations or improvements are carried out, I cannot rule out the possibility that hidden defects may be exposed.

CONCLUSION

My inspection shows the property to be in a satisfactory structural condition bearing in mind its age and method of construction. The alterations to the outbuilding have been carried out to a satisfactory condition but the roof covering needs attention. There are several items requiring maintenance and repair in particular to the windows, the chimneys and the tiling on the roof and bay windows.

My inspection shows the property to be in a generally satisfactory structural condition but requiring some external maintenance.

The main areas of concern are: -

- Overhaul all roof slopes and renew defective tiles with sound matching tiles.

- Remove debris in the valleys when the slopes are overhauled.
- If mortar weathers to the roof, I recommend that the verges be rebedded in new mortar.
- Build-up of debris behind the front left hand stack should be removed.
- Rusting to some of the window frames.
- Partly softwood door in the back wall of the utility room is weathered externally
- Overhaul the gutter at the rear as it is leaking.
- Clean glass of the Velux roof light over the secondary staircase.
- Weathered hardwood frames should be redecorated.
- Shrinkage cracks apparent in the crazy paving.
- Provide insulation jacket to cold water tanks.
- Bath is slightly chipped near the outlet.
- Increase insulation in the roof space to meet modern standards.
- The appropriate specialists prior to entering into any legal commitment to purchase should check gas and Electricity installations.
- Locate drain runs and form inspection chambers as required. I recommend that you engage a specialist to carry out a CCTV survey to locate the drains.

It is important that the defects mentioned in the report are corrected and that maintenance is carried out regularly in order to reduce the extent and therefore the cost of repairs as far as possible. This type of property is expensive to maintain as its size and height require the use of a scaffold for safe working.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

F.R.I.C.S. - CHARTERED BUILDING SURVEYOR

This is only an example and your Level 3 Building Survey may have a different format, be completed by a MRICS or FRICS Surveyor and will contain different property information. The Level 3 Building Survey does not include a valuation, repair costs or reinstatement costs as standard. If you require any of these then an additional charge will be payable.

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