In accordance with guidelines set out by the Royal Institution of Chartered Surveyors

Property Surveys Devon
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Building Survey

On the property
Known as:

INSERT ADDRESS

Prepared for:
INSERT CLIENT'S NAME

INSERT PHOTOGRAPH

Carried out by: INSERT SURVEYOR'S NAME

Carried out on: INSERT DATE

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This report is a concise form of survey carried out by a suitably qualified surveyor and is in accordance with the terms and conditions sent to the client.

1 Introduction

Our brief has been to undertake a visual inspection of the property, before compiling this Building Survey Report and to comment on the significance of any defects found and to recommend any remedial work which is considered necessary, all in accordance with our terms and conditions as set out in our letter of appointment dated …….. and agreed to on …….

Please note that this Report is solely for your use and that of your professional advisors', and no liability to anyone else is accepted. Should you not act upon specific points contained in this Report no responsibility is accepted for the consequences.

The inspection has been carried out and this report has been prepared by …….. Chartered Building Surveyor and member of the Royal Institution of Chartered Surveyors, Building Surveying Faculty.

General references to the sides of the property are given as facing the front elevation from outside the property.

This report should be construed as a commentary on the overall condition of the property and the quality of its structure and not an inventory of every single defect, some of which would not significantly affect its value.

None of the services or appliances present were tested although comments are made where appropriate on their condition by visual inspection.

No wall or floor finishes have been removed and no inspection could be made of the elements below the finished surface.

The subject property is a 5 bedroomed house which is part of a country house built originally in 1611 with significant alterations and extensions carried out in the 1800s and has been converted into several houses more recently.

The property is currently a bed and breakfast and you should obtain confirmation from the local authority planning department to confirm the current lawful planning use of the property.

The accommodation comprises:-

Ground Floor: -	Hallway, Lounge, Dining Room, Second Lounge/Bedroom 5, Kitchen, Wet Room, Utility Room
First Floor: -	Bedroom 1 with En Suite Bathroom, Bedroom 2, Bedroom 3, Bathroom
Second Floor: -	Bedroom 4, Bathroom, Living Area

The property is situated in a residential area with other similar properties. All the usual local amenities are found in nearby …… town centre.

2 Circumstances of the Inspection

At the time of the inspection the weather was dry and 15ºC. The property was furnished and occupied.

None of the services or appliances present were tested although comments are made where appropriate on their condition by visual inspection.

No wall or floor finishes have been removed and no inspection could be made of the elements below the finished surface.

3 Summary of Condition and Recommendations

It is hoped that this overall view will help the reader to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. In order to use this report to best advantage in reaching a decision on whether or not to proceed with a purchase of the property, you are most strongly advised to read and consider its contents as a whole.

This property is considered to be a reasonable proposition for purchase, provided that the further investigations recommended in this report provide satisfactory results or responses and you are prepared to carry out the repairs recommended.

We can see no reason why there should be any special difficulty upon resale once repairs have been completed.

Urgent or Major Repairs

We would recommend that you should treat the following matters, all discussed later in the report, as matters to be remedied as soon as possible after you have completed the purchase of the property. They are considered to be urgent or major items of repair.

- None

I would strongly advise you to obtain competitive quotations and reports as necessary from reputable contractors should the cost of these items be an issue before you exchange contracts.

Matters which require further investigation

I would recommend that you should treat the following matters, all discussed in the report, as matters where further investigations are required.

- Obtain a copy of the latest test certificate or have the electrical installation tested by a NICEIC qualified electrician
- Obtain a copy of the latest test certificate or have the heating and hot water installations tested by a Gas Safe qualified engineer
- Check the tenure is freehold
- Check ownership and liability for boundaries
- Check mains drainage connection

- Check right of way and liability for access to garage and shared courtyard
- Verify service charges and maintenance charges payable
- Carry out Fire Risk Assessment
- Check spotlights
- Get timber guarantee
- Check lawful planning use
- Check flying freehold correctly documented

Maintenance Items and Recommendations

- Damp repairs
- Fit overhead window vents
- Consider replacing single glazing with double glazing
- Add extractor fan to utility, ensuite to bedroom 1, first floor bathroom, second floor bathroom
- Ventilate roof space
- Insulate roof space
- External timber repairs
- Overhaul gutters
- External decorations
- Recover front door canopy with slate and add lead flashing
- Rear bay roof repairs
- Redecorate chimney
- Clear and cover gullies
- Reroute downpipe
- Add gutter and downpipe to bay
- Cut back render
- Fit mains smoke detectors
- Ceiling repairs
- Plaster repairs
- Ventilate blocked up fireplaces
- Sweep and test flues
- Floor repairs
- Door repairs

- Add door to second floor
- Overhaul windows
- Lag cold water main
- Minor sanitaryware repairs
- Remove lead pipes
- Fit thermostatic radiator valves
- Add valve caps
- Add terminal to soil pipe
- Decking repair
- Add handrails to decking close to house and rear of log cabin
- Garage repairs
- Fence repair

This is not an exhaustive list of repairs.

Other Matters

- Establish precise ownerships in relation to the fences / boundaries at the subject property.

4 Structural Movement

At the time of the inspection there was no evidence of significant ongoing structural movement at the property.

There were no trees close enough to the property to cause problems with the foundations.

5 Dampness

Measurements were taken with a handheld moisture meter all around the external walls of the property.

High levels of damp were found in the following areas:

35% wood moisture equivalent (wme) by the front door in the hallway and 100% wme in the rear external wall to the dining room.

The significance of dampness readings above 20% wme, is that timber generally decays above this level. Also, mould growth can occur, which could be hazardous to health. Generally, the high dampness readings recorded are indicative of the failure or omission of a damp course.

Soluble salts such as nitrates and chlorides may be present in a wall following a rising damp problem. These salts, which are hydroscopic in nature and can migrate to a wall surface where they attract air moisture, resulting in damage to plaster and decorations and to high dampness readings being obtained.

In this instance you should obtain a specialist damp survey and quotation from a member of the Property Care Association for chemical damp proofing treatment as remedial damp proofing is the most efficient way to rectify this defect. The Property Care Association includes insurance-backed guarantees.

Replastering might also be required, which should include a soluble salt inhibitor in the backing coat, to fix-in soluble salts remaining in the walls.

There was some dry lining found to the external walls which may conceal further dampness.

Ventilation and Condensation

It was noted that the windows were formed from timber and single glazed with no overhead vents provided and these should be installed.

There were timber sash windows around the property which were single glazed and single glazed windows will promote condensation and heat loss. You should give some consideration to replacing the single glazed windows with double glazed units and whilst the property is Grade II listed, it is recommended that you make enquiries of the local authority conservation officer to ascertain whether this would be possible.

To eliminate the risk of condensation, adequate heating and background ventilation is required throughout a property. The control of condensation is of vital importance and the following notes are provided for your assistance:-

Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the windows show signs of misting.

Restrict the drying of washing indoors only to rooms with open windows and closed internal doors.

Avoid using flue-less oil or gas heaters. Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces by increasing the temperature of the surfaces. Also, adequate heating will help prevent surface condensation.

Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in the kitchen and bathroom areas.

Mechanical ventilation by extractor fan is required in certain places and there was an adequate extractor fan in the kitchen and the wet room and these were satisfactory. There was no extractor fan in the utility room and this should be provided. There was no extractor fan in the en suite bathroom to bedroom 1, the first floor bathroom or the second floor bathroom and extractor fans should be installed.

There was no evidence of ventilation for the roof space and this should be provided.

Insulation

There was 50mm of insulation provided in the roof space above the first floor bathroom and additional insulation should be provided to increase the level to 270mm. There was no insulation found above the second floor bedroom and 270mm of insulation should be provided.

The external walls were of a solid construction.

The windows were timber and single glazed.

6 Timber Defects

There was old woodworm found to the exposed floorboards and in the older roof timbers and it is assumed that these have been treated. It is normal to treat properties of this age against woodworm and other timber defects and you should obtain the guarantee for this work.

7 Exterior

Roofs

The main roof was pitched and covered with natural slate. There were various pitches around the roof and the return pitch to the right hand side of the property was covered with manmade slate. These were modern and satisfactory. The slates were in a satisfactory condition.

The property is generally 'L' shaped and at the front of the property between the slopes there was a lead box gutter and this was satisfactory. There were two lead valleys where roof slopes meet to the left hand part of the roof and the right hand behind the chimney and these were satisfactory.

There was a lead ridge to the main roof and this was satisfactory.

To the rear of the property there was a rendered parapet wall with a stone capping and this was generally satisfactory. It was noted that both properties adjacent to No. 2 are currently being refurbished.

There was a decorative cornice below the parapet and there were some slight rust staining and flaky decorations that require repair.

There was a decorative eaves to the rear left hand side with some rust staining from the leaking gutter above and this requires repair. This has a lead dressing over the top and this was satisfactory.

At the front of the property the right hand section was formed from manmade slate and there was an adequate lead valley between the roof slopes and this was satisfactory.

There were two velux windows to the front of the property and these were satisfactory with adequate vents provided. There were four small velux windows to the rear of the property with adequate vents provided and these were also satisfactory.

There was a felt covered canopy over the front door with no lead flashing provided where the roof meets the main building and no solar protection provided to the felt and this should be provided. The canopy roof was sloping and this is an inappropriate roof covering for such a roof and this should ideally be recovered with slate.

There was a lead flat roof to the semi-circular bay at the rear of the property and the leadwork was generally in a satisfactory condition with an adequate lead flashing where the roof meets the main building. There was some evidence of previous ponding on the lead and a damp stain on the inside of the property in the lounge from a previous leak, although this was dry at the time of the inspection. It is likely that some repairs are required to the lead roof in the future, including increasing the fall on the roof.

There was a single-storey monopitched slate roof to the rear bedroom 5/second lounge and this was in a satisfactory condition with an adequate lead flashing where the roof meets the main building and the slates appeared to be relatively new.

Chimneys

There was one rendered chimney stack to the front of the property and this leans slightly to the right hand side, although this was not a cause for concern. There was no consistent cracking to the render, indicating that the leaning of the chimney is likely to have been caused some time ago, prior to the chimney being rendered.

There were flaky decorations to the top half of the chimney and this requires repainting. The lower half has been rendered and appears to be in a satisfactory condition although at the rear the decorations were flaky and require repainting. At the base of the chimney stack, where the brickwork meets the slates, there was an adequate lead flashing provided.

Gutters and Downpipes

There was a PVC gutter with a mixture of cast iron and PVC downpipes to the front of the property and the downpipes discharge to below ground level and presumably to underground drains. There was a slot gulley across the shared courtyard and this was satisfactory.

There was a PVC gutter and downpipe to the canopy at the front of the property and the downpipe discharges to a gulley at ground level which is uncovered and this should be covered with a proprietary gulley cover to prevent the build-up of debris causing a blockage.

There was a lead box gutter where the roof slopes meet at the front of the property and this was in a satisfactory condition, although the inspection was limited to what could be seen from the velux windows.

To the rear of the property behind the parapet wall there was a lead box gutter which was in a satisfactory condition, formed correctly in steps. There was a small internal

rainwater outlet and whilst this should ideally be increased in size, there was no evidence of ponding to the box gutter.

There was a PVC gutter and downpipe to the monopitched single-storey section at the rear of the property and the downpipe discharges over the ground. This should be rerouted to an underground drain.

There was no gutter or downpipe to the circular bay at the rear of the property and this should be provided. There was significant wet rot to the timber doors and windows at low level in the bay due to the lack of a gutter and downpipe.

The main downpipe to the rear of the property discharges to a gulley at ground level which was uncovered and this should be covered with a proprietary gulley cover to prevent the build-up of debris causing a blockage.

The main roof has cast iron gutters which are rusted and leaking and require complete overhaul.

At the time of the inspection there was insufficient rainfall to make any comment on the run-off from the gutters and discharge from the downpipes.

Main Walls

The main walls were formed from 270mm solid construction and this is likely to be formed in brickwork. Externally, the external walls were rendered and the render extends to ground level. Ideally, this should be cut back to 150mm above ground level and terminated with a bell mouth drip, although it should be noted that there were only two areas of dampness found internally. It may be possible to negate or reduce the amount of dampness found internally by cutting back the render.

There were flaky decorations to the render which have been painted over and minor render cracks to the front of the property and these require filling and redecoration.

There were render cracks to the rear of the property, particularly to the parapet wall, which require repair and redecoration. There was uneven and flaky render to the circular bay window and to the ashlar to the arched opening to the doors into the dining room and these require repair and redecoration.

At low level there was no evidence of a damp proof course, as this is concealed by the render, if this is present.

A damp proof course is a waterproof membrane incorporated into the walls to prevent moisture from the ground rising by capillary action and causing internal dampness. Current building regulations stipulate a dimension of 150mm between the ground level and the damp proof course level. Damp proof courses can be provided by thicknesses of bituminous or PVC material in the horizontal brick courses or by the injection of silicone based chemicals, usually found in older properties where this has been applied as a remedial damp course where none has been provided originally or the original damp course has failed.

Doors, Windows and Joinery

All habitable rooms on the first floor should have escape type windows with openings that have an area of 0.33 sq metres with minimum dimensions of 450mm in each direction and the bottom of the opening should be a maximum of 1.1m above the floor. You should give consideration to replacing any existing windows that do not comply, for exit in the event of a fire.

Glazing in critical locations (ie. between floor level and 800mm above in windows, internal walls and partitions and floor level and 1500mm above in a door or side panel within 300mm of the door) should be either of small panes or toughened/laminated glass as defined in BS6206. If small panes are used, these should have a maximum width of 250mm and an area not exceeding 0.5 square metres measured between fixings. Annealed glass in small panes should be min 6mm thick. Otherwise glass to be Class C where not exceeding 900mm wide and Class B where 900mm wide or over.

There were timber single glazed sash windows around the property with no overhead vents provided and these should be installed.

There was a PVC double glazed window and French doors to the ground floor bedroom/second lounge with no vents provided and these should be installed.

There was a timber double glazed front door and this was satisfactory.

There were timber flush fascias with no vents provided to the left hand side of the property at the front and sloping soffits with rafter feet to the right hand side with no vents provided to the roof spaces and these should be installed.

There was wet rot to the soffits and fascias at the rear of the property due to leaks from the gutters and the soffits and fascias require repair and redecoration.

There were timber windows and doors to the rear of the property with no overhead vents provided and these should be installed. There was significant wet rot to the timber windows and doors to the circular bay window and to the cills on the first floor and these require repair and redecoration.

Decorations

Externally, the property was generally in a good decorative condition for its age at the front and poor at the rear. External timber repairs are required and redecoration on completion, particularly at the rear. The render should be cut back to 150mm above ground level and terminated with a bell mouth drip and this will also require redecoration on completion.

Redecoration should be carried out on a 5-year cycle.

8 Interior

Roof Spaces

Part of the roof space has been vaulted and the second floor lounge and bedroom area has been installed. There was no access above the lounge at high level to the void and there were boxed-in purlins running across the front and the rear of the lounge area

and these were satisfactory. There was a hatch in the second floor bedroom and there were exposed purlins in the cupboard on the second floor leading to the bedroom and bathroom and these were generally satisfactory. There were horizontal cracks in the timber (called shakes), although these were not a cause for concern and these do not affect structural integrity.

Above the second floor bedroom there was no insulation found and additional insulation should be provided to increase the level to 270mm. The roof timbers in this area were older timbers and there was old woodworm visible in the roof timbers and it is assumed that these have been treated. You should obtain the guarantee for this work. There was no ventilation provided and this should be installed. There was modern roofing felt to the underside of the slates and this was satisfactory.

There was a vaulted ceiling to the ground floor bedroom/second lounge and this was satisfactory. There was no roof space above this area.

Above the first floor bathroom the void showed 50mm of insulation and further insulation should be provided to increase the level to 270mm. There was no ventilation provided and this should be installed. There was modern roofing felt to the underside of the slates and this was satisfactory. The rafters in this area were in a satisfactory condition and the ceiling joists were also satisfactory. There was a valley timber below the junction between roof slopes and this was also in a satisfactory condition with no evidence of leaking.

Ceilings

The ceilings at the subject property were formed from a mixture of the original lath and plaster and more modern plasterboard with a plaster finish.

There were recessed spotlights found throughout the second floor and in the first floor bathroom and ground floor bedroom/second lounge and the wet room and you should make enquiries of the vendors to ascertain whether heat diffusers have been incorporated as the build-up of heat can cause a fire.

There was a leak to the ceiling under the circular bay window in the lounge, although this was dry at the time of the inspection. This may indicate a previous leak, although some repairs to the roof may be required in the future as there was some evidence of previous ponding.

There were some minor shrinkage cracks to the ceilings but these were not a cause for concern. The velux windows on the second floor were satisfactory.

There was no extractor fan in the second floor bathroom, the en suite bathroom to bedroom 1 or the first floor bathroom and these should be provided. There was an adequate extractor fan in the kitchen and in the wet room on the ground floor and these were satisfactory. There was no extractor fan in the utility room and this should also be provided.

There was coving to the perimeter of the ceilings on the first floor and the ground and this was satisfactory.

There were flaky decorations to the coving in the en suite bathroom to bedroom 1 due to condensation from the lack of an extractor fan and a fan should be installed.

There were battery-operated smoke detectors in the second floor lounge, two on the first floor landing and one in the hallway on the ground floor and ideally, mains-type interlinked smoke detectors should be installed on each floor for your safety.

There was a crack in the ceiling in the lounge where the plaster is losing its bond with the laths above and this will require repair.

Internal Walls and Partitions

The internal walls were a mixture of brickwork and studwork and these were generally satisfactory.

There were minor shrinkage cracks to the walls, although these were not a cause for concern.

There was some dry lining in the lounge left hand party wall, in the circular bay window at the rear of the lounge and the dining room rear wall and this may conceal dampness.

There was loose plaster found in bedroom 1 and in bedroom 3 which sounded hollow when tapped and will require repair. Further areas of loose plaster may be encountered, particularly when redecorating, which will also require repair.

Chimney Breasts, flues and fireplaces

There was a fireplace in the lounge with a decorative stone surround and a flue in the kitchen where the extractor fan has been installed.

There was a flue above in the en suite bathroom to bedroom 1 and it is likely that this was originally another fireplace and this has been blocked up. No vent has been provided and this should be installed to prevent condensation and dampness. There was a return wall in bedroom 3 which might be a blocked-up fireplace with no vent provided and this should also be installed.

Any flue to be used in the future should be swept and tested prior to use and then annually.

Floors

The upper floors were of a timber construction and the ground floor was of a solid construction.

There were a mixture of finishes around the property and these were generally satisfactory.

The floors generally appeared to be relatively level with no material sloping or sagging.

There was old woodworm found in the floorboards in the lounge and several loose boards that require repair. There was slight bounce to the floor in bedroom 1 and in the lounge and these will also require minor repair.

There were gaps in the woodblock floors in the dining room and the hallway and these require minor repair.

In older property, where floor finishes are to be replaced on the ground floor, you should give some consideration to incorporating a damp proof membrane beneath the floor finish, as this may not have been provided in the original floor.

Internal Joinery

The stairs were in a satisfactory condition and the handrails were well-fixed.

Kitchen fittings were dated and worn but serviceable.

There were timber panel doors around the property and it was noted that the door to the lounge does not latch, the ground floor bedroom door will not latch, there was a minor crack to the door to bedroom 1 in the recessed panel, the door to the en suite bathroom to bedroom 1 will not latch and there was no lock provided and this should be installed.

It was noted that there were no fire doors or smoke seals to the doors provided and this is required of the current Building Regulations where any floor is created above 4.5 metres above the ground, although it should be noted that from the original age of the property the Building Regulations had not been created.

There was no lock to the second floor bathroom and no door closing off the second floor from the first floor and this should be provided. There was no lock to the wet room door and the door would not shut and requires repair.

There were timber sash windows around the property which were single glazed and single glazed windows will promote condensation and heat loss. You should give some consideration to replacing the single glazed windows with double glazed units and whilst the property is Grade II listed, it is recommended that you make enquiries of the local authority conservation officer to ascertain whether this would be possible.

There were no overhead vents provided and these should be installed.

There was a loose parting bead to the right hand window in bedroom 1 which would also not stay open and requires repair. There was a missing sash cord in bedroom 2 which would also not stay open and a missing sash cord in the first floor bathroom which would also not stay open and these require repair. There was a broken sash cord in bedroom 3 and this also requires repair. The cupboard doors in the bathroom to the second floor bedroom also require adjustment, although these are relatively modern.

Internal Decoration

Internally, the property was generally in a fair decorative condition for its age and there were no significant areas of redecoration required.

9 Services

Electrics

A visual inspection of the electrical system was carried out only. No testing was carried out as part of this survey.

There was an electricity meter and modern distribution board at high level in the kitchen with MCBs all labelled and one RCD device provided.

The latest (17th Edition) of the Institute of Electrical Engineers Wiring Regulations requires RCD (residual current device) protection to be built-in to both the lighting and power circuits, to provide the maximum amount of protection to occupiers of a building in the event of a short circuit. There was one RCD protection device provided in the distribution board and labelled.

There were recessed spotlights found throughout the second floor and in the first floor bathroom and ground floor bedroom/second lounge and the wet room and you should make enquiries of the vendors to ascertain whether heat diffusers have been incorporated as the build-up of heat can cause a fire.

There was no extractor fan in the second floor bathroom, the en suite bathroom to bedroom 1 or the first floor bathroom and these should be provided. There was an adequate extractor fan in the kitchen and in the wet room on the ground floor and these were satisfactory. There was no extractor fan in the utility room and this should also be provided.

There were battery-operated smoke detectors in the second floor lounge, two on the first floor landing and one in the hallway on the ground floor and ideally, mains-type interlinked smoke detectors should be installed on each floor for your safety.

There was an earth rod at the front of the property but this appears to be disused.

Overall the electrical installation looked fairly modern with modern sockets and light switches.

It is recommended that you should obtain a copy of the latest test certificate for the installation and if this is not available or more than 12 months old then the installation should be tested by an NICEIC qualified electrician.

The property is currently used as a bed and breakfast establishment and this has different rules for fire protection than residential properties. If the property is to continue to be used as a bed and breakfast, you should carry out a Fire Risk Assessment as part of your obligations under the Fire Reform Act in conjunction with a fire engineer.

Gas/Oil

There was an external gas meter to the front of the property and this was satisfactory.

All visible pipework was in a satisfactory condition and there was no evidence of leaks.

Water

There was an external stopcock by the front gate into the courtyard and an internal stopcock at low level in a kitchen cupboard. The rising main was formed correctly in copper.

The rising main was boxed-in and could not be adequately seen, although it should be noted that incoming cold water mains supplies should be lagged to prevent condensation.

The sanitary ware was generally modern and serviceable and in a satisfactory condition. It was noted that there is a loose basin tap in the wet room which requires repair.

At high level in the ground floor bedroom/second lounge there was a lead pipe visible across the rear wall and it could not be confirmed whether this was in use. Any lead pipework found internally should be removed as this is a health hazard. However, no lead pipework was visible under the sanitary ware in the kitchen, first floor en suite bathroom, the family bathroom or second floor bathroom and these were satisfactory. It was noted that the second floor sanitary ware is connected to a macerator pump unit and this was operating adequately.

It is recommended that all valves at the property should be tested so that in the case of an emergency these can be closed. It would be advisable to label the valves so that it can be clearly seen what each one does.

It is advisable to fully turn off and open the valves occasionally to prevent them seizing. When reopening valves to fully open, make sure that the valve is turned back a quarter turn to prevent seizing.

Heating

There was a Worcester gas-fired vertically flued boiler in a cupboard in the second floor lounge providing heating via modern radiators which were mainly not fitted with thermostatic radiator valves around the property. There were also no valve caps provided to the valves and these should be replaced. Thermostatic radiator valves should be installed to increase efficiency and reduce heat loss.

At the time of the inspection the heating was not on and was not tested.

There was a modern hot water tank in a cupboard in the second floor lounge and this was satisfactory.

It is recommended that you should obtain a copy of the latest test certificates for the heating and hot water systems and if this is not available or more than 12 months old then the installation should be tested by a competent engineer, such as a qualified Gas Safe engineer.

Drainage

Rainwater Drainage

It was not raining sufficiently at the time of the inspection and no comments can be made as to the falls in the gutters or adequacy of the run-off or particular leaks to gutters or downpipes.

Foul Drainage

The sanitary ware was tested and water seen to flow away when taps were opened and the toilets were flushed.

There was one manhole found in the shared courtyard at the front of the property and this was covered with gravel rolled into concrete and was too heavy to lift.

There was one manhole found to the rear of the property and the cover was lifted and found to be in a satisfactory condition. It was noted that the water flow is away from the property to the rear.

There was a cast iron soil pipe in the courtyard with no terminal to the top of the pipe and this should be provided to prevent debris causing blockages. The cast iron soil pipe was generally painted and this was satisfactory.

There was a disused gulley to the rear of the property by the single-storey section with cracked and loose mortar inside the gulley, although this was not a cause for concern as this was disused.

You should make enquiries through your legal advisor to ascertain whether there is a mains drainage connection at the property or whether the drainage is private.

Other

None.

10 Site and Outbuildings

Garage and Outbuildings

To the rear of the property there was a timber shed.

Adjacent to the timber shed there was a log cabin in the rear garden, all formed with timber, with no fixed heating or bathroom. There were double glazed windows and doors which were satisfactory and no overhead lights. Lighting was provided by table lamps and wall lamps.

To the rear of the log cabin there was a sterling board section of decking which was slightly spongy and requires repair. There was no handrail to this area and this should be provided. There was a gap between the sterling board and the timber boarded decking to the front right hand side of the log cabin and this should be finished. The timber boarded decking was in a satisfactory condition and there were timber soffits and fascias to the cabin and these were satisfactory. There was a rubberised modern flat roof and this was satisfactory, with no evidence of leaks internally.

Further along the main road there was a vehicle access area and off the access roadway there was a yard which is currently overgrown and in this yard there was a

range of outbuildings and garages. One of these garages belongs to the subject property and this was formed from blockwork with a corrugated asbestos roof and no gutter to the roof and this should be provided. There were timber entrance doors which had significant wet rot to the base of the frames and the doors and require repair. If this is to be used as a garage, then the access will require clearing and there was significant debris covering the access area, which prevents access for a car. The garage was relatively dry internally, although there was some damp staining to the timbers supporting the corrugated asbestos roof which require repair. The corrugated asbestos sheeting was generally in a satisfactory condition.

Your legal adviser should verify whether there is a legal right of way to use the access to the garage and any liability for repairs to this common area.

Garden

The rear garden has a water logged lawn which requires some drainage in order to be used satisfactorily. There is a raised patio area which is too high in relation to the damp proof course and this should be relaid at 150mm below the damp proof course. There were weeds in the joints in the patio and these should be removed. There were timber fences all around the rear garden and these were satisfactory.

The front garden is laid to lawn with shrub and flower borders. There is a concrete drive and pathway leading to the front door which dips close to the front door and there is rainwater ponding in this area. Ideally this area should be relaid to remove the ponding. There were timber fences to the right and left hand side boundaries and a brick boundary wall to the front of the property and these were satisfactory.

You should make enquiries through your legal adviser to ascertain which of the boundaries belong to you and which belong to your neighbour's.

11 Additional Comments by the Surveyor

Tenure

Presumed freehold and your legal advisor should confirm.

There was a flying freehold at the property where there is a storage recess on the first floor staircase and also bedroom 3 extends above ground floor accommodation which is not included with the property. The ground floor single-storey section extends beyond bedroom 3. There was an alcove on the second floor which is also part of a flying freehold. Your legal advisor should verify that this is properly documented in the deeds.

Regulations

Your legal advisor should make routine enquiries which should include confirmation of ownership of boundaries.

You should obtain confirmation from the local authority planning department for the current lawful planning use for the property.

Guarantees

I recommend that you obtain copies of any warranties and guarantees for the timber treatment, electrical, hot water and central heating systems and warranties for all appliances. You should ensure that these are readily transferrable to a buyer on completion of any sale.

12. Re-instatement Cost Valuation

For buildings insurance reinstatement purposes, we recommend a figure of not less than £428,000 (Four Hundred and Twenty Eight Thousand Pounds). Any buildings insurance cover should be comprehensive to cover all risks to include subsidence and be reviewed at least every 5 years.

Signed by Inspecting Surveyor

I hereby certify that the Property has been inspected by me and that I have prepared this Report:

……..
Chartered Building Surveyor

Inspection Date: INSERT DATE
Report Date: INSERT DATE

PHOTOGRAPHS

INSERT PHOTOGRAPHS

Appendices

Please note; these appendices are general advice sheets. Only Appendix Numbers ……. apply to this property.

1. Chimney Stacks, Flues and Fireplaces
2. Ceilings
3. UPVC Windows
4. Timberwork in Period Properties
5. Insulation
6. Asbestos
7. Leasehold Properties
8. Unlicensed Septic Tanks / Drainage Systems
9. Radon
10. Slate Hanging
11. Listed and protected buildings
12. Trees

INSERT APPENDICES