



**BUILDING SURVEY**

# Example Property

**PREPARED ON BEHALF OF:**

Example Client

**JOB REF:**

Example Client

**PREPARED BY:**

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MRICS

**SURVEY DATE:**

Friday 17th May 2019

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## **1.0 INTRODUCTION**

### **1.1 Scope of Instructions**

To inspect the subject property and provide a Building Survey Report thereon in accordance with the Terms of Engagement received and signed by yourselves.

In accordance with our Terms of Engagement, we have not at this stage arranged for any specialist tests or reports on the service installations, but comments on the need for specialist tests are included.

We were not able to inspect any part of the property that was covered, unexposed, or inaccessible and therefore cannot report that such parts are free from defect.

Budget costs in this report are for guidance purposes only and are quoted exclusive of VAT and fees. These costs are not to be construed as a quotation, estimate or warranty as to the expense likely to be involved, but are for general guidance and are entirely dependent on the full extent of the work undertaken and the quality of the building materials and fittings used. You are advised to obtain competitive quotations from appropriate contractors prior to being legally committed to the purchase of this property.

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The weather was dry at the time of our inspection and therefore we cannot comment upon the working order of the rainwater goods.

There was no access to the main roof space or structures due to the loft conversion and therefore we cannot comment on their type and condition.

Due to the presence of the vendors' fitted carpets and other floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects maybe hidden beneath the floor coverings.

The vendors' stored items, furniture, and personal effects throughout the property limited our inspection in areas.

The flat roofs were only visible via a high-resolution camera on an extendable pole. Whilst this gives us access to areas that would otherwise not be visible, it is a limited inspection as details such as small cracks can often not be distinguished.

Due to the large amount of stored goods we were not able to access the rear bedroom

and therefore cannot comment upon any hidden defects. There were excessive amounts of stored goods throughout the property, grounds and garage and this did hinder our inspection. Defects may be hidden.

## **1.2 Date of Inspection**

17th May 2019

## **1.3 Related Party Disclosure**

We are not aware of any conflicts of interest relating to this instruction.

## **1.4 The Property Status at the Time**

The property was fully furnished and occupied at the time of inspection. Fitted floor coverings were laid throughout most of the accommodation.

## **1.5 Weather Conditions**

The weather at the time of our inspection was dry and this was preceded by a period of dry weather.

## **1.6 Advice**

For the purposes of this report, the terms immediate, short, medium and long are defined as follows:

Immediate term: Within 1 year

Short term: Within 1 – 3 years

Medium term: Within 3 – 5 years

Long term: Within 5 – 10 years

The general condition and particular features of the property are covered, but the Report focuses on the matters which the Surveyor judges to be urgent or significant.

## **2.0 GENERAL DESCRIPTION**

### **2.1 Description of the Property**

For the avoidance of doubt all future reference in this report to left or right hand sides assumes a position standing facing the front elevation of the property from Clova Road.

The subject property is a Victorian mid-terraced building originally constructed on ground and first floor levels from solid brickwork beneath a pitched slate covered roof. The front roof slope has been partially removed and extended to form an additional storey via the installation of a timber framed traditional mineralised felt clad dormer beneath a flat upper felt roof.

To the rear of the building on the left hand side is an original two storey addition beneath a pitched slate roof.

The front elevation of the property features a splay bay window on the right hand side.

The main front entrance door is located on the left hand side and is set back slightly from the front elevation to provide a covered porch.

### **2.2 Approximate Age**

We understand that the property was built in approximately 1900.

We are unaware of when the roof extension works were undertaken. These appear to be rather historic.

### **2.3 Location**

The property is in a residential sub-urban area, surrounded by similar residential properties.

### **2.4 Accommodation**

Ground floor-  
Reception room 1  
Reception room 2  
Dining room  
Kitchen  
Cloakroom

First floor-  
Bedroom 1  
Bedroom 2

Bedroom 3  
Bedroom 4 (accessed via bedroom 3)  
Bathroom

Second floor-  
Bedroom 5

Floor Area-

We have measured the property with a laser measurer in accordance with the international Property Measurements Standards (IPMS) 3B - Residential to have an approximate floor area as follows:

The subject property is measured to be 156.38 m<sup>2</sup>.

This excludes the cellar, garage and lean-to.

IPMS 3B Residential is defined in the RICS Property Measurement 2nd edition as "The area in exclusive occupation, including the floor area occupied by internal walls and columns, measured to:

- the internal dominant face and
- the finished surface of shared walls.

## **2.5 Outside Areas and Parking**

The property has a front and rear garden.

There is a double garage in the rear garden.

## **2.6 Tenure**

We understand that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

## 3.0 CONSTRUCTION AND CONDITION OF EXTERNALS

### 3.1 Main Roof

The main roof is pitched from the central ridge sloping to the front and rear walls with a covering of natural slates. The front roof slope has been partially removed and extended to form an additional storey via the installation of a timber framed traditional mineralised felt clad dormer beneath a flat upper felt roof. To the central ridge are concrete ridge tiles embedded in cement.

The felt dormer is badly weathered, dilapidated and in poor order. It is highly likely that the poor condition of the felt will have resulted in damp, decay and rot to the timber structure of the dormer and surrounding interior areas. The external joinery is badly rotten in areas. We would recommend that the felt is stripped back and the timbers exposed to inspect their condition. It is likely that replacement and re-covering of the dormer will be necessary, but until these areas are exposed it is not possible to quantify the extent and cost of these works. We understand you intend the re-configure this dormer.

The main roof is rather old and weathered and we noted that a number of the slates are cracked, missing and slipping in a few areas. At the very minimum in the short term the defective slates should be repaired and re-fixed, however you should bear in mind that as the slates deteriorate further with age full replacements of the roof is likely to be necessary in the longer term. This will cost in the region of £20,000-£30,000. You should budget for this accordingly.



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9 - dilapidated dormer



Photo 10

### 3.2 Subsidiary Roofs

Rear addition roof-

The rear addition roof is pitched from the left hand side party wall with a covering of natural slates. The shared ridge to the party wall is covered with concrete tiles embedded in cement.

A number of the slates are cracked and slipping and some have been re-fixed with metal tingles. The slates are rather old, weathered and delaminating in areas. These appear to have been coated with a tar-like coating likely as a form of water-proofing. As with the main roof, localised repairs are necessary to a number of the slates in the short term, with more extensive replacement in the longer term. It may prove more economical to replace these at the same time as any major works depending on budget.

The bedding mortar to the ridge tiles is cracked in areas and we would recommend that the ridge tiles to the rear addition are re-bedded in the medium term at an approximate cost of £500 plus access.

There is a slate/cement fillet at the junction of the rear addition roof and rear wall. This is rather cracked and in poor order, particularly around the rear window and we would recommend that this is stripped and replaced with a proper lead flashing in the short term at an approximate cost of £500 plus access. This could lead to damp if left.

The dry verge to the edge of the rear addition roof line is cracked in areas and we would recommend that this is re-bedded in cement or a maintenance free UPVC dry verge system installed in the medium to longer term at an approximate cost of £500.

Front bay roof-

The front bay roof is slightly pitched and covered with natural slates with a mortar cement fillet at the junction with the roof.

The front bay roof is in poor order and we would recommend that this is stripped and replaced with a new lead flashing installed at an approximate cost of £500-£1000.



Photo 11



Photo 12 - slipping slate



Photo 13 - Slipping slates



Photo 14



Photo 15



Photo 16 - Cracked slate fillet



Photo 17 - Cracked dry verge



Photo 18



Photo 19 - slipping slates



Photo 20



Photo 21



Photo 22 - old front bay roof



Photo 23

### 3.3 Chimney Stacks

There are two chimney stacks to the right and side of the front and rear roof slope, shared with the neighbouring property. These are formed from brickwork, with an oversailing course of brick, surmounted by a number of chimney pots with slate cement fillets at the junctions with the roof. There is a further chimney stack to the rear addition on the left hand side, shared with the neighbouring property. This is formed from rendered brickwork surmounted by number of chimney pots, with a slate cement fillet at the junction with the roof.

The render to the rear addition chimney stack is badly weathered, cracked and missing in areas. Some of the brickwork is also cracked and loose. We would recommend that the old render is hacked off, the underlying brickwork repaired and the chimney stack re-rendered at approximate cost of £1000-£1500 plus access.

The slate fillets around the junction of the chimney stacks and roofs are weathered and cracked and will not prove to be sufficient. These will be a point of vulnerability to damp ingress, if this has not already occurred. We would recommend that the fillets are stripped and replaced with a proper lead flashings in the short term alongside at an approximate cost of £1000.

The chimney pots are open and exposed and this could lead to dampness during rainfall. The pots should be capped and vented with chimney cowls in the medium term at an approximate cost of £100 each plus access.

The brickwork and pointing to the chimneys is weathered and slightly cracked in areas and localised repair and re-pointing should be undertaken alongside the above works.

When any repairs are carried out or during annual maintenance the hidden parts of the chimneys should be inspected and any necessary repairs undertaken. In the meantime, the internal areas of the chimney stacks to the roof space and chimney breasts should be checked regularly for any signs of defects or water leakage.

Given the age of the chimney stacks they are unlikely to contain a damp-proof course. Therefore, they will be more vulnerable to damp penetration and should be monitored regularly. Repairs may be necessary in the longer term.

The chimney pots and mortar flashing securing them to the stacks are by their very nature exposed to the weather. As such, these should be maintained in good condition to prevent defects to the chimney stacks and flues.



Photo 24



Photo 25 - Cracked and missing render



Photo 26 - Poor flashing



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

### 3.4 Parapets Walls

The right and left hand side of the main roof is enclosed by brick parapet walls. These are formed from brickwork, surmounted by coping tiles with slate cement flashings at the junction with the roof. There are no parapet walls to the rear addition.

As with the chimney stacks, the parapet flashings are insufficient, untidy old, weathered and cracked and will be a point of vulnerability to dampness which may have already occurred. We would recommend that these are stripped and replaced with lead flashings in the short term at an approximate cost of £1000-£2000.

The brickwork and mortar pointing to the parapets is badly weathered and cracked in areas and we would recommend that the parapet walls are repaired and re-pointed alongside the chimney works at an approximate cost of £500.

Alongside these works if any of the ridge tiles are found to be insecure or cracked we would recommend that these are repaired and re-bedded.



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40

### 3.5 Rainwater Goods

The rainwater goods serving the property consist of UPVC downpipes and half round gutters.

The downpipe to the rear addition runs through the concrete which is rather cracked and it is possible that the downpipe here is leaking into the surrounding ground. We would recommend that the downpipe is exposed and re-routed into the drainage gully.

The drainage gully is slightly cracked and this could result in moisture escaping into the surrounding ground. We would recommend that the gutters are re-lined and covers installed to prevent splashback.

Some of the gutters are partially blocked and should be cleared through in the short term to prevent any overflow.

There are cast iron gutters to the front bay. These are old and corroded and should be replaced with modern UPVC.

We noted white staining around a number of the joints to the downpipes and gutterings and these may therefore be leaking. You should monitor the rainwater goods during rainfall and repair any leaks where necessary.

We noted birds appeared to be roosting on the front downpipes and spikes should be installed here to prevent this.

Otherwise, the rainwater goods generally appeared to be in satisfactory condition with no signs of significant defects. However, the weather was dry at the time of our inspection and we cannot therefore comment on the water-tightness of the rainwater goods.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.



Photo 41



Photo 42



Photo 43

### 3.6 External Walls

By measuring through door and window openings we were able to ascertain that the main walls are constructed from solid brickwork. There is a rendered plinth to the base of the walls.

It would appear that the first floor rear addition window arches and lintels have been removed as part of the double glazing installation. This has resulted in the brickwork around the rear addition first floor window openings bulging outwards slightly and this has caused cracks and gaps between the window frames and walls. We therefore believe it likely to be necessary to replace the window lintels here as well as undertaking some repairs to the bulging brickwork. We also noted some further cracking and distortion internally to the rear bedroom walls. We would advise that you instruct a Structural Engineer to undertake further investigation to report on the movement and specify the exact remedial works required. We can see that a concrete lintel has already been installed in the past to the rear middle bedroom.

There was originally a bay window to the side of the rear addition which has since been replaced and infilled with brick and a double glazed window panel. The workmanship is rather poor, there is an exposed bitumen sheeted section where the original pitched roof to the bay would have been. The brickwork is cracked and untidy. The exposed section is causing internal dampness. There is likely to be no adequate lintel support above the window openings. We would recommend that this whole section is removed and rebuilt up to proper standards. This work is likely to be extensive and expensive in the region of £2000-£4000 but you should obtain quotes for these works.

There are signs of cracking above of the rear kitchen window opening and first floor window. The masonry above windows and door frames of older properties such as this one tend to be supported by the original joinery of the framework and often there is no proper lintel. If windows and doors are replaced then a proper lintel should be installed to support the brickwork above. This does not appear to be the case here. Alternatively if there is an original lintel above the window this could be decaying. There are signs that the brickwork is sagging and cracking above the windows, this indicates that the lintel is failing and we would recommend that the installation of new lintels will be required at an approximate cost of £2000 each. The structural engineer should report on this alongside the other items above.

The external mortar pointing is also cracked in a number of areas, most notably below the rear addition roof line and some localised re-pointing to external areas will be necessary, with more extensive re-pointing necessary in the longer term.

The rendered plinth along the base of the walls is cracked in areas and this may allow moisture penetration via capillary action. This should be repaired or replaced in the short term.

Much of the cement mortar pointing and brickwork to the rear of the property is rather untidy and of poor workmanship and you may wish to repair and re-point these areas to provide a better decorative finish.

There is a cement fillet between the neighbouring right-hand side property and this is cracked and missing to the rear which should be filled-in in the short term to prevent damp ingress.

There is weathering and cracking to a number of the masonry window sills and these should be filled in and redecorated in the medium term.

There is some cracking to the front door rendered reveal and it should be filled in and redecorated.

Much of the painted external masonry is cracked and spalling with peeling paint. We would recommend that localised repairs are undertaken to the paintwork before external redecoration.

The drip grooves to a number of the window sills are inadequate. The drip grooves stop water running back along the underside of the sill/masonry and soaking the wall. If the drip groove is bridged with layers of paint, moss or debris, rainwater will quickly soak the wall beneath the window. The drip grooves should be reinstated in the medium term.

Some of the soft red brickwork above the window arches is badly weathered, spalled and eroded in a few areas and some localised repairs here will be necessary.

There is some minor cracking to the brickwork and mortar pointing externally. We do not believe this to be serious and is likely the result of historic settlement and normal thermal expansion. The walls should be monitored and repaired as part of the normal maintenance works. The cracking is likely to reoccur over time.

There is a timber board along the base of the rear patio doors. This is old and badly weathered and should be in-filled with brickwork with the installation of air bricks.

There is an exposed vent to the rear of the property and that should be covered over with an adequate cover.

The bay window is weathered with some minor cracking but is generally straight and true and in reasonable order and condition. Bay windows such as these, in buildings of this age, are often built from poor foundations and a degree of movement is commonplace and is often not a cause for concern. However, regular repair and maintenance will be necessary over the years.

Solid brick walls have poor insulation and therefore are more prone to condensation and mould forming on internal surfaces. Ventilation and heating may well need to be increased and controlled more frequently to reduce this risk.

The rendered plinth is carried down to ground level and will bridge any damp proof course within the external walls. A chase should be cut into the render 150mm above ground level to prevent bridging from occurring. This can then be covered with a bell house drip for aesthetic purposes.



Photo 44



Photo 45 - Failed lintel



Photo 46 - Cracked pointing



Photo 47 - Cracked plinth



Photo 48 - Bulging brickwork



Photo 49 - Bulging brickwork



Photo 50 - Cracked fillet



Photo 51



Photo 52 - Spalled



Photo 53



Photo 54 - No lintels



Photo 55 - Minor cracking



Photo 56 - Cracked sill



Photo 57 - Cracking to pointing and brickwork



Photo 58 - Missing mortar pointing



Photo 59 - Bay removed



Photo 60 - Exposed section



Photo 61 - Poor brickwork



Photo 62



Photo 63 - Exposed vent



Photo 64 - Untidy brickwork



Photo 65 - Cracking above window



Photo 66

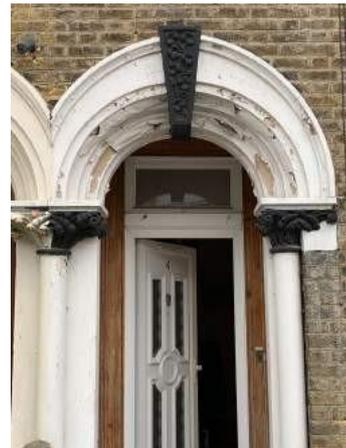


Photo 67 - Peeling paint



Photo 68 - Cracking to rendered reveal



Photo 69



Photo 70

### 3.7 Damp Proof Course

A damp-proof course (DPC) is a membrane of some impervious material which is laid across the main walls during the course of construction whose purpose is to prevent dampness rising through the structure by capillary action.

The damp-proof course is not visible so we cannot confirm its type. However, bearing in mind the age of the property, the walls are likely to have a slate damp-proof course.

High damp meter readings were recorded throughout the ground floor walls to the rear addition and we recommend that a PCA qualified damp and timber specialist is instructed to carry out further investigation of the walls and the timbers in contact with them. Quotes should be obtained for the remedial works necessary.

Signs of rot, decay and potential wood-boring insect infestation were noted to the floor timbers visible from the cellar. The floor timbers in direct contact with the walls are also rather damp and stained. The floor timbers throughout should be inspected by a qualified PCA damp and timber specialist who should quote for the remedial works required. Given the extensive dampness throughout there is a big risk further damp, decay and possibly

wood-boring insect infestation will be found when the floors are exposed. You should be mindful of this risk.

As reported, given the age of the property, the solid floors are unlikely to contain an adequate damp-proof membrane to prevent damp rising up through the floor and to the surrounding walls. As some damp was noted to the surrounding walls, ideally the old concrete floor should be excavated and a new damp proof membrane installed and lapped up at the edges before replacing the concrete slab. However this will be costly and disruptive. Otherwise, at the very least a liquid epoxy damp proof membrane installed as a short term measure.

The garden has been covered with hard standing materials and this will reduce the natural surface water drainage of the area. This could lead to standing/pooling water, particularly around the base of the walls which could lead to internal dampness. There should be a drainage fall away from the walls to ensure that this does not occur. The area should be monitored during heavy rain for any such signs. If issues are noted we would recommend remedial measures are undertaken to improve the drainage, such as the installation of a French drain or soakaway.

It is important that any matters relating to internal water ingress are dealt with as a matter of urgency in order to prevent further more extensive issues that could occur. We recommend that if you note any signs of dampness during your occupation to the ceilings, walls or floors, that suitable arrangements for repair can be made immediately.

### **3.8 Sub Floor Ventilation**

Sub-floor ventilation has been provided via air bricks to the front of the property.

There is inadequate sub-floor ventilation to the ground floor and therefore the floor timbers will be vulnerable to damp and decay. The air vents should be uncovered or reinstated to improve the air flow and ventilation.

Sub-floor ventilation is imperative to prevent moisture laden air from causing condensation and decay to the floor timbers. It is also crucial in certain areas of the UK for reducing naturally occurring, dangerous gases such as radon and methane.

It is important to ensure that ventilation has a free and unobstructed path to all areas. If the void has internal sleeper walls, provision should be made for ventilation to pass through those barriers and give protection, so as no part of the floor void is left to stagnate and become susceptible to moisture.

External landscaping should also be considered in the positioning of air bricks for sub-floor ventilation. If overlooked it can result in air bricks being permanently obstructed by hard landscaping such as patios and pathways or blocked by close proximity to bushes and seasonal debris.

If the property is in a flood risk area consideration may be given to raising the position of the sub-floor air bricks higher than the traditional DPC level. Raising the height of the

air bricks to up to 1m above ground level will shift the first entry point for flood water to other much smaller openings which could significantly reduce the volume of flood water entering the property.



Photo 71

### 3.9 Windows

The property is served by replacement UPVC framed double-glazed windows.

As mentioned previously there is bulging to the brickwork surrounding the rear addition windows and cracking to the brickwork above the rear kitchen and bedroom windows which indicates there is no adequate lintel here. As advised a Structural Engineer should be instructed to specify the repairs.

The rear kitchen window is also in poor order and has been sealed with mastic. There are also cracks around the window frame. We would recommend that this whole unit is replaced as part of the works.

Some of the double glazing has misted over notably to the rear middle bedroom. This is the result of the defective seals to the panes allowing condensation to form internally. Where the windows have misted over the panes should be replaced altogether. There are other treatments available such as drilling and inserting warm air between the panes but this only acts as a short term fix.

We noted that the seals between the window frames and external masonry are in poor order. You should ensure the junctions to the window frames are sealed and kept in good order. If the seals become cracked or damage then water penetration can occur in bad weather.

The small timber window to the loft conversion stairwell is old, rotten and in poor order. We recommend that this is replaced in due course.

Otherwise, the remaining windows are rather weathered but generally in a serviceable condition.

We noted the double glazing was slightly dated and as such the units maybe reaching the end of their serviceable life, requiring increased maintenance, repairs and eventually replacement.

Since April 2002, replacement windows should have either been installed by a contractor registered under the Government's Competent Person Scheme, such as FENSA, or have Building Regulation approval. Your legal adviser should confirm that these requirements have been met. This does not include replacing broken panes of glass or repairing sections of the frame, but applies to the complete replacement of the frame and glazing.

With older properties often the brickwork above windows and doors is supported by the sturdy frames. If these are then replaced with modern lightweight materials, such as UPVC, additional support should be provided in the form of a lintel or re-inforced frames. This may explain the issues of cracking and bulging.

The external joints and seals surrounding the window frames will be vulnerable to moisture penetration, particularly in driving rain. The joints and seals should therefore be kept in good order to prevent this. If you notice any cracked pointing or defective seals these should be replaced as a matter of urgency.



Photo 72 - Misting



Photo 73



Photo 74 - No lintel



Photo 75



Photo 76



Photo 77



Photo 78 - Misted

### 3.10 External Doors and Other Joinery

The front door is formed from a UPVC double glazed unit.

Some of the seals around the front door are cracked and should be renewed.

The front door is rather old and weathered but generally in a serviceable condition.

The rear kitchen is served by a UPVC double glazed door.

The seals around the rear kitchen door are cracked and should be renewed.

There is no proper step up to the rear kitchen door and one should be installed here.

Overall, the workmanship to the kitchen door installation is rather poor and the door is weathered but generally in a serviceable condition.

To the rear living room/ground floor bedroom are a set of double glazed UPVC patio doors.

Parts of the UPVC trims are cracked and missing and should be replaced.

The workmanship and installation to the patio door is rather poor.

The seals around the door are cracked and should be re-sealed.

You may wish to consider replacing both rear doors as part of any refurbishment works given their poor installation.

You should ensure the junctions of the door frames and masonry is sealed and kept in good water. If the seals become cracked or damage then water penetration can occur in bad weather.

As the double glazing ages, the seals around the frame can fail leading to the formation of condensation between the double glazing units. This is not always visible during inspections, as the moisture may come and go depending on the weather and temperature. If this does occur remedial works or possibly replacement of the panes will be necessary.

The remaining joinery consists of timber fascias.

The remaining external joinery is badly weathered and slightly rotten in a few areas. We would recommend that the external joinery is rubdown, repaired and redecorated in the short term as part of the roofing works.



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83

### 3.11 Grounds, Boundaries and Outbuildings

The rear gardens are in poor order, rather overgrown and dilapidated with a large amount of discarded items. The garden area should be cleared and landscaped to your own taste in due course.

The concrete paths around the rear garden area are cracked and in poor order.

The rear boundaries are defined by concrete post and timber fencing. The rear timber fencing has missing and damaged panels which should be repaired. The remaining areas are badly weathered and slightly damaged and should also be repaired or replaced.

The front garden areas consist of a tiled path leading up to the front door and a concreted area.

The front garden is in poor order with cracked concrete and tiling and should be landscaped to your own taste in due course.

The front boundaries consist of brick walls to the front and left hand side and a metal fence to the right and side.

The front garden brick walls are old badly weathered with some minor cracking and these will require repair and possibly some re-construction.

The right hand side metal fencing is old and corroded and should be replaced.



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94 - Missing fence panels



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100

### **3.12 Foundations and Movement**

We noted cracking and bulging to the rear addition walls as mentioned previously, which we believe is associated with the window and lintel defects reported. There is further cracking internally to the rear addition bedrooms. A Structural Engineer should be instructed to report before proceeding.

The precise makeup of under-lying soil is not known, however a mixture of gravel, clay, wet and acidic soils are known to be present within the area. The dehydration and subsequent rehydration of these can cause structural movement in buildings. Foundations of older buildings are usually shallow and movement is common as a result of changes in groundwater levels.

It is likely that some settlement has occurred within the building over the history of the building's life, and this would be typical of its age and type. This invariably causes some distortion in walls and openings and can cause some cracking damage.

Although we did not note any further significant cracking damage or ongoing progressive movement to the building at the time of inspection, we advise that some structural movement may occur in the future.

We recommend that you ascertain that adequate 'all risks' building insurance is secured and maintained in relation to the property at all times and that should include any damage occasioned by movement.

You will appreciate that we were unable to excavate or expose the foundations and therefore we cannot comment upon their condition or design.

All we can say is that the superstructure above ground shows no further signs of any abnormality that might indicate the foundations were in any way inadequate or defective.

Therefore, provided the drains are kept clear and free-flowing and that a satisfactory standard of maintenance is applied we see no reason why the foundations should not

continue to provide satisfactory service.

The subsoil in the area is of a shrinkable nature which can cause foundation movement.

There are trees close to the property which could affect the foundations, the underground drains and possibly other services. There was no indication that this was occurring at the time of our inspection. We would recommend that inquiries are made of the vendor as to any history of foundation damage or possible underpinning. We would be pleased to comment upon any replies received.

It would be prudent to take the advice of an Arboriculturalist in relation to the care and maintenance of the trees to limit the risk of structural damage to your property.

### **3.13 Other Areas**

Garage-

To the rear of the property is a double garage formed from brickwork beneath a flat traditional mineralised felt roof. There are two metal up and over garage doors accessed via an overgrown access road to the rear of the property. There were a large amount of stored goods to the garage which hindered our inspection greatly.

There are signs of dry/wet rot to the garage roof decking and timbers and we would recommend that a PCA damp and timber specialist is instructed to carry out further investigation to inspect the type and extent of this rot. It is likely that it will be necessary to replace the garage roof and timbers.

The garage felt roof is old, badly weathered and in poor order. This appears to have reached the end of its serviceable life. We would recommend that the felt is stripped and replaced at approximate cost of £2000. As mentioned it is likely the timbers will need to be replaced too which will increase the cost.

The garage doors are rather difficult to open and may need to be repaired or replaced.

The external joinery is badly weathered and slightly rotten particular to the fascias which should be replaced.

The entrance door to the garage is rotten and dilapidated and should be replaced.

There are gaps along the party wall roofline junction and there should be filled in to prevent any moisture ingress.

The single glazed window to the front of the garage is old and badly weathered and should be at the very least overhauled and redecorated. You may wish to replace this with a more secure unit.

There is a large mound of soil built up against the front of the garage and this could lead to damp ingress as well as additional weight on the garage wall which could cause

cracking. We would recommend that this is excavated and removed.

The rainwater goods serving the garage are blocked, cracked and discharge directly onto the garden and we would recommend that these are replaced all together.

The concrete base foundation is visible and has cracks underneath. We saw no evidence of major cracking of movement to the internal walls and floors and therefore generally believe the foundations to be sound but some repairs may be necessary here.

There is some minor cracking to the garage brickwork and some repair and re-pointing should be undertaken.

There is a wasps nest in the corner of the garage which should be removed.

Lean-to extension-

To the rear right hand side of the property is a timber lean -to beneath a lightweight plastic corrugated roof. The junction between the roof and wall is sealed with a cement fillet.

The lean-to is dilapidated and in poor order. The flashings at the junction with wall and roof are inadequate and may lead to damp penetration. The roof is dilapidated and has large holes. The door is cracked and damaged.

Overall, given the poor condition of the lean to we would recommend that this is demolished altogether.



Photo 101



Photo 102 - Rotten joinery



Photo 103



Photo 104



Photo 105 - Wasps nest



Photo 106 - Gaps



Photo 107 - Damp staining to roof deck



Photo 108



Photo 109 - Rotten door



Photo 110



Photo 111



Photo 112 - Cracks to foundation slab



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119 - Rot



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125

## 4.0 CONSTRUCTION AND CONDITION OF INTERNALS

### 4.1 Roof Space

The main roof space has been converted into additional accommodation and therefore we cannot comment upon the condition of the majority of the roof structures.

We were able to access the small eaves space to the rear roof slope. We were able to undertake a limited head and shoulders inspection of the rear addition through the small hatch in the bathroom ceiling. The roof structures are conventionally formed from a timber framework of rafters and purlins which slope to form the roof pitch. The roof is lined internally with sarking felt.

We saw signs of what we suspect are wood-boring insect infestation to some of the rear eaves roof timbers and we would recommend a PCA damp and timber specialist is instructed to undertake further investigation and quote for any necessary remedial treatments.

The roof lining is torn in various areas and should be replaced alongside the next set of roofing works.

There are various signs of damp staining to the roof timbers to the rear addition. We were not able to access these areas safely to test whether or not they are still damp. This area should be monitored for any signs of further decay or damp and the external flashings and roof repaired to prevent any further damp ingress. It would be prudent for the PCA damp and timber specialist to inspect these areas if safe access can be obtained which is unlikely given the low head height and small hatch.

The lining to the roof is not breathable and this could lead to condensation within the roof space. When the roof coverings are next replaced a breathable membrane should be installed, until such time the roof should be monitored for any signs of condensation or decay.

We noted no ventilation to the roof structure and this can give rise to condensation. The combination of poor ventilation and of moisture content (whether caused by condensation or by water ingress) provides ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber destroying fungus which is usually costly to eradicate. Ventilation is therefore advisable although it is fair to say that it is frequently omitted.

The loft insulation would not meet modern standards. We recommend that this is replaced with at least 270mm of modern insulation in the short term to improve the energy efficiency of the property. This is normally achieved by laying 100mm layer of mineral wool insulation, with an additional 200mm top layer.

We noted various areas of historic damp staining to the roof timbers. This was likely

caused by past leaks in the roof coverings over the life of the building. The roof space should be regularly monitored for any signs of damp or decay to the timbers.

Given the condition of the external roof and flashings there is a risk that there may have been damp penetration and which could have led to rot and decay to the unexposed areas. You should be mindful of this risk.

Loft conversion-

The loft conversion works would not meet modern building regulation standards as the floor deflects and springs slightly and may have not been properly strengthened, the doors leading onto the escape route from the loft conversion may not have sufficient fire resistance, there is no protected safe exit route and there are no mains smoke alarms.

Your legal adviser should check that all the necessary approvals and permissions for the loft conversion have been obtained. If no Building Regulation approval was obtained at the time then it may prove necessary to obtain retrospective approval and carry out improvement works to bring the works up to standard. Alternatively your legal adviser may recommend you obtain an indemnity policy to cover these works.



Photo 126



Photo 127



Photo 128



Photo 129

## 4.2 Ceilings

The property has a mixture of older type lath and plaster and more modern plasterboard ceilings. These have skimmed, painted, papered and textured finishes.

There is extensive damp damage to the dining room and cloakroom ceiling and there are large cracks where the ceiling appears to be sagging. The ceiling is at risk of collapse. The leaks and damp should be repaired and the area replaced and re-plastered.

The older type lath and plaster ceilings are rather vulnerable and are cracked and in poor order. The old plaster is applied directly to timber laths which can lose their key over time and collapse. They are very susceptible to moisture and vibration. We would recommend that the whole property is re-plastered as part of a major refurbishment works.

The plasterboard ceilings are also badly cracked and should be re-plastered.

The ceiling paper obstructed our inspection of the plaster finished and is often used to conceal defective plaster. If this is removed you may find that repairs and re-plastering is necessary.



Photo 130 - Damp and cracking



Photo 131



Photo 132 - Cracking to plasterboard



Photo 133



Photo 134 - Old plaster



Photo 135



Photo 136



Photo 137



Photo 138

### 4.3 Internal Walls and Partitions

The internal partitions are of solid masonry and timber framed construction. These have plastered, painted, papered and tiled finishes.

We noted various areas of cracking and distortion to the rear first floor bedrooms associated with external defects noted previously. Internal works of repair and re-decoration will be necessary following any remedial works.

At ground floor level the original cross partition between the sitting room and dining room has been removed to open up and join both rooms. This has since been infilled with plasterboard. This was a load bearing partition and would have required insertion of a steel joist or beam to support the loads above. We could not open up the structure and cannot confirm that such a beam has been installed. We did note some minor cracking to the bedroom partitions located above where this wall has been removed and as a result we would recommend during the major refurbishment works the boxing to the living room beam is opened up to inspect whether or not there is an adequate steel support.

As mentioned under Dampness, extensive high damp meter readings were recorded to the walls throughout the ground floor. We recommend that a PCA qualified damp and timber specialist is instructed to carry out further investigation of the walls and the timbers in contact with them. Quotes should be obtained for the remedial works necessary.

The damp noted has caused damage to the plaster ceilings in various areas, most notably to the rear dining room, cloakroom and store cupboard.

As with the ceilings, the plaster throughout the property is old, cracked and generally in poor order. The property should be re-plastered as part of the refurbishment works.

There is some staining and blown plaster to the loft conversion stairwell wall and roof timber. However this area appeared dry when tested with a moisture meter and should be re-plastered and redecorated.



Photo 139



Photo 140



Photo 141



Photo 142 - Cracked plaster



Photo 143 - Cracking



Photo 144 - Damp staining to stairwell.



Photo 145 - Cracking



Photo 146



Photo 147 - Cracking above removed partition



Photo 148



Photo 149 - Significant Cracking



Photo 150



Photo 151 - Partition removed



Photo 152 - Cracked plaster

#### 4.4 Floors

The ground and upper floors are formed from suspended timber. The rear addition floors are formed from solid construction. These have a range of carpeted, tiled, vinyl sheet and laminated floor coverings.

Due to the presence of the vendors' fitted floor coverings no view of the floor structures could be obtained and we cannot advise on their condition. It is often impractical to ask vendors to lift fitted floor coverings as this may prove disruptive and costly. As such, there is a risk that defects maybe hidden beneath the floor coverings. When the floor structures are next exposed, we recommend you instruct a timber specialist to inspect and report on the condition of the floors.

High damp meter readings were recorded to the internal areas. Signs of rot, decay and potential wood-boring insect infestation were noted to the floor timbers visible from the cellar. The floor timbers in direct contact with the walls are also rather damp and stained. The floor timbers throughout should be inspected by a qualified PCA damp and timber specialist who should quote for the remedial works required. Given the extensive dampness throughout there is a big risk further damp, decay and possibly wood-boring insect infestation will be found when the floors are exposed. You should be mindful of this risk.

As reported, given the age of the property, the solid floors are unlikely to contain an adequate damp-proof membrane to prevent damp rising up through the floor and to the surrounding walls. As some damp was noted to the surrounding walls, ideally the old concrete floor should be excavated and a new damp proof membrane installed and lapped up at the edges before replacing the concrete slab. However this will be costly and disruptive. Otherwise, at the very least a liquid epoxy damp proof membrane installed as a short term measure.

The floor coverings throughout our worn, cracked and generally in poor order and they should be replaced as part of the refurbishment works.



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162 - Rot and decay to floor



Photo 163 - Damp floor

## 4.5 Internal Joinery

The internal joinery consists of timber doors, stairs, skirting boards, architraves and built-in cupboards.

There is no fire door to the kitchen. None of the other doors are of fire resisting construction and although it is not a statutory requirement, we would recommend that you consider fitting fire doors to the kitchen, bedrooms and living room at an approximate cost of £400 each.

The skirting boards to the middle first floor bedroom are rotten and should be replaced.

The internal joinery throughout is old, worn and in poor order and we would recommend that this is replaced and refurbished as part of the major works.

The balustrade to the various stairs are damaged and loose and should be repaired.

The internal doors are old and ill-fitting. The doors should be replaced .

No obvious signs of wood-boring beetle attack were found in the joinery timbers, however given the age and location of the property it is inconceivable that it would have escaped the attentions of woodworm. Should an outbreak be discovered, localised treatment may be necessary.

As advised, given the extensive damp and condition of the property further areas of decay and rot to the internal joinery may be discovered.



Photo 164 - No kitchen door



Photo 165



Photo 166



Photo 167



Photo 168 - Dilapidated door



Photo 169 - Poor internal joinery



Photo 170 - Rotten skirting



Photo 171

## 4.6 Kitchen

The kitchen fittings consist of laminated timber floor and wall mounted units with laminated timber work surfaces.

The kitchen is old and dilapidated and as we understand you intend to replace this as part of the refurbishment works we do not propose to comment upon it in detail.



Photo 172



Photo 173

## 4.7 Bathrooms and Cloakrooms

Again, the bathroom fittings are old, worn and in poor order throughout the property. We understand you intend to replace these and therefore have not commented upon them in detail.

We suspect that the bathroom fittings are leaking somewhere as there is extensive damp staining to the areas below.



Photo 174



Photo 175



Photo 176

#### **4.8 Fireplaces, Flues and Chimney Breasts**

There is an old gas fire to the rear dining room. This appears old and dilapidated and should be removed by a gas safe engineer. We would then recommend that the remaining chimney breast is adequately covered and vented.

The remaining chimney breasts have been covered over.

There are no air vents to the covered chimney breasts. Any unused flues or covered chimney breasts should be adequately capped and vented to prevent rain penetration and a build up of condensation within the flue.

Without actual testing it is not possible to ascertain whether any of the chimney flues are in satisfactory working order. With age, the lining of the flues can deteriorate and this can allow fumes to re-enter the building at a higher level if fires are lit. It is considered safer to arrange for all flues that are to be used to be fully lined.

The chimney should be inspected and swept by a chimney sweep annually and before first use. Any repairs identified should be undertaken immediately. Any work that affects an existing chimney such as the installation of a stove or flue liner requires either Building Regulation approval or alternatively installation by a contractor accredited by one of the relevant Competent Persons schemes, such as HETAS, who can sign off their work and provide a certificate. Your Legal Adviser should confirm that these requirements have been met prior to exchange.



Photo 177



Photo 178 - No vent



Photo 179

## 4.9 Decorations

We do not propose to comment on the condition of the internal decorations in detail as you will have seen these for yourself and will appreciate that they consist of plain emulsion paint applied to walls and ceilings with oil paint being applied to the joinery.

The internal decorations are in poor order throughout.

You will no doubt wish to redecorate the property to your own tastes and standards in due course following the refurbishment.

## 4.10 Dampness

There is extensive damp to the dining room and cloakroom which we suspect is either caused by leaks from the bathroom fittings above which should be inspected by a plumber or the exposed sections where the rear bay has been replaced.

There is also further dampness to the corner of the dining room and adjacent store cupboard which is caused by the leaking water pipes here. These should be repaired

immediately.

High damp meter readings were recorded throughout the ground floor walls to the rear addition and we recommend that a PCA qualified damp and timber specialist is instructed to carry out further investigation of the walls and the timbers in contact with them. Quotes should be obtained for the remedial works necessary.

Signs of rot, decay and potential wood-boring insect infestation were noted to the floor timbers visible from the cellar. The floor timbers in direct contact with the walls are also rather damp and stained. The floor timbers throughout should be inspected by a qualified PCA damp and timber specialist who should quote for the remedial works required. Given the extensive dampness throughout there is a big risk further damp, decay and possibly wood-boring insect infestation will be found when the floors are exposed. You should be mindful of this risk.

As reported, given the age of the property, the solid floors are unlikely to contain an adequate damp-proof membrane to prevent damp rising up through the floor and to the surrounding walls. As some damp was noted to the surrounding walls, ideally the old concrete floor should be excavated and a new damp proof membrane installed and lapped up at the edges before replacing the concrete slab. However this will be costly and disruptive. Otherwise, at the very least a liquid epoxy damp proof membrane installed as a short term measure.

All timber that has been affected by dampness should be treated, replaced where necessary and relevant guarantees given to such treatment prior to redecoration.

All rainwater goods, downpipes and gutters should be checked and cleared out regularly as part of an ongoing maintenance plan for the building, to prevent penetrating dampness into the structure. The connections between the downpipes should also be checked regularly to ensure they have not been breached, which could cause rainwater to run down the surface of the building, leading to ingress into the structure of the building.

We recommend that any potential penetrating dampness identified within the structure be dealt with without delay so that suitable arrangements for repair can be made.

It is important that any matters relating to internal water ingress are dealt with as a matter of urgency in order to prevent further more extensive issues that could occur. We recommend that if you note any signs of dampness during your occupation to the ceilings, walls or floors, that suitable arrangements for repair can be made immediately.



Photo 180



Photo 181 - Damp



Photo 182 - Damp



Photo 183 - Damp- leaking pipe



Photo 184 - Damp- leaking pipe



Photo 185



Photo 186



Photo 187

## 4.11 Condensation

Some condensation was noted throughout the property, particular to the bathroom. We would recommend that the heating and ventilation is improved.

Condensation often forms on cold walls due to poor ventilation, inadequate heating and insufficient thermal insulation. To reduce the risk of such condensation, the ventilation and heating should be managed together to effectively remove any excess moisture from the air without suffering too much heat loss.

Condensation within a building is caused by insufficient ventilation failing to dispel airborne water vapour caused by cooking, bathing and even breathing, which then condenses on cold surfaces.

Condensation occurs when air saturated with water vapour reaches its dew point and this can be avoided by venting water vapour.

In general terms, we recommend you ensure that the windows are opened on a regular basis to naturally ventilate the property and increase the rate of water evaporation. This will prevent condensation from building up and damaging the finishes in both the kitchen and bathroom. If condensation is allowed to build up within the bathroom it will eventually lead to damage of the finishes and the paint will start to peel off. As the situation continues it can lead to mould and fungal growth.

## 4.12 Timber Defects and Infestation

High damp meter readings were recorded to the internal areas. Signs of rot, decay and potential wood-boring insect infestation were noted to the floor timbers visible from the cellar. The floor timbers in direct contact with the walls are also rather damp and stained. The floor timbers throughout should be inspected by a qualified PCA damp and timber specialist who should quote for the remedial works required. Given the extensive dampness throughout there is a big risk further damp, decay and possibly wood-boring insect infestation will be found when the floors are exposed. You should be mindful of

this risk.

We saw signs of what we suspect are wood-boring insect infestation to some of the rear eaves roof timbers and we would recommend a PCA damp and timber specialist is instructed to undertake further investigation and quote for any necessary remedial treatments.

There are signs of dry/wet rot to the garage roof decking and timbers and we would recommend that a PCA damp and timber specialist is instructed to carry out further investigation to inspect the type and extent of this rot. It is likely that it will be necessary to replace the garage roof and timbers.

The high levels of dampness that have occurred may have led to conditions that are conducive to wood rot being established in areas that were covered, unexposed or inaccessible. You should be mindful of this risk and we recommend the timbers are inspected when next exposed.

Poorly ventilated timbers in damp environments provide ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber destroying fungus that is usually costly to eradicate. As such it is important that any matters involving water ingress or penetration, leakage, condensation or their possibility, are always dealt with as a matter of urgency as and when they occur, if fungal decay and wet rot is to be avoided.

The majority of buildings suffer from woodworm infestation at some stage during their life. The presence of floor coverings, the limited inspection of the whole building and the number of concealed timbers in this type of property prevented a full investigation for woodworm. It can also be present for up to three years without being visible. Although we noted no sign of an attack we are unable to confirm that the building is entirely free from woodworm.

Due to the limited nature of our inspection, we are unable to state whether any fungal decay exists in those areas of the building we were unable to inspect, such as the underside of floorboards and skirting boards and the roof timbers. If this is of particular concern to you, we recommend an expert survey by a firm of timber preservation specialists be commissioned. We are able to provide contact details if necessary.

All windows and external woodwork should be redecorated every 3-5 years as part of an ongoing cyclic maintenance plan to the building as this will help prevent timber decay and rot which can lead to costly repairs.

Poorly ventilated timbers in damp environments provide ideal conditions for the onset of fungal decay such as dry rot. This is a serious timber destroying fungus which is usually costly to eradicate. As there are many concealed and poorly ventilated timbers on this type of property, it is important that any matters involving water penetration, leakage, condensation or their possibility, are always dealt with as a matter of urgency as and when they occur if fungal decay is to be avoided. We have mentioned signs of dampness in various vulnerable points throughout this report.



Photo 188



Photo 189



Photo 190

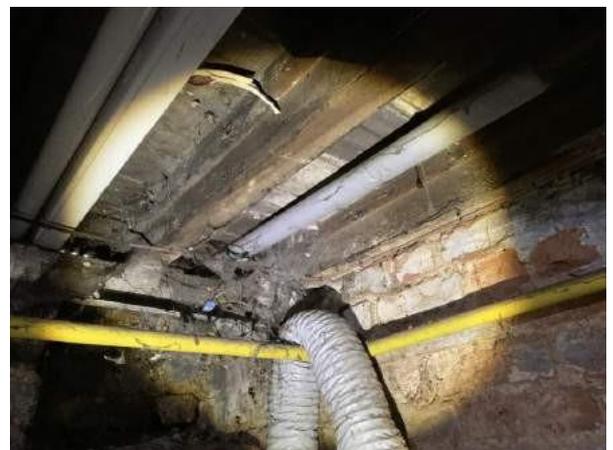


Photo 191



Photo 192



Photo 193

#### 4.13 Cellar and Other Areas

There is a large cellar located beneath the main house. This is currently used as storage and houses the electrical and gas meters. The large amount of stored goods hindered our inspection of the cellar.

The cellar is rather damp and derelict. Signs of rot, decay and potential wood-boring insect infestation were noted to the timbers in the cellar. The timbers in direct contact with the walls are also rather damp and stained. The floor timbers throughout should be inspected by a qualified PCA damp and timber specialist who should quote for the remedial works required. Given the extensive dampness throughout there is a big risk further damp, decay and possibly wood-boring insect infestation will be found when the floors are exposed. You should be mindful of this risk.

Cellars by their very nature are vulnerable to dampness and the area should be kept well ventilated and only used for the storage of non-perishable goods. If you wish to utilise the cellar further it should be properly tanked and dry-lined.



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203

## 5.0 SERVICES

You will appreciate that we are not technically qualified to comment on the service aspects of this property. We should be pleased to arrange for tests to be carried out on service installations by qualified technicians if required.

In the meantime, our comments are based on our experience in dealing with these items over a number of years.

Services, particularly gas and electricity, have to be installed in accordance with various regulations which are frequently updated by the appropriate authorities. Unless an installation is brand new it is unlikely to be up to the latest standards required. All defects and deficiencies noted from our visual inspection are duly reported, but the true condition and likely life expectancy of an installation can often only be ascertained by testing.

The Institute of Electrical Engineers recommends that wiring installations are tested every five years. Gas appliances should be serviced annually.

## 5.1 Electrics

The meter and consumer unit (fuse box) can be found in the cellar. There is a separate electrical meter and consumer unit to the loft conversion.

The consumer unit is an older type system with re-wireable fuses which will not meet modern safety requirements. These should be replaced with a modern RCD/MCB unit. It is also likely that re-wiring will be necessary.

There are various areas of untidy and unsafe exposed cabling which should be rectified immediately.

We are not aware of a current test certificate for the electrical installation.

You are advised that the electricity supply companies recommend that domestic wiring is tested every ten years or on change of ownership, whichever is sooner.

In the absence of a current electrical test certificate, we would advise you to employ the services of a qualified electrician to inspect and test the wiring and to provide you with a report on its condition together with a quotation for any improvement works found necessary.

Your legal advisers should confirm if building regulation approval was obtained for the installation of the electrical services.



Photo 204 - Exposed wiring



Photo 205



Photo 206



Photo 207

## 5.2 Gas

The property has the benefit of a mains gas supply which serves the central heating boiler and the hob. The meter is located in the cellar.

The gas services generally appear to be in satisfactory condition with no obvious signs of defects. However, we have not carried out any tests and cannot confirm its working order.

We are not aware of any up to date test certificate for the gas services.

You should instruct an appropriate Gas Safe registered engineer to test and report on the gas installation prior to occupation.



Photo 208

### 5.3 Water Supply and Plumbing

The property is served by a mains water supply. Where visible, the plumbing system comprises of modern copper and plastic tubing. The stopcock can be found in the cellar. There is a water storage tank located in the rear addition roof space.

There is leaking pipework which has caused dampness and staining to the dining room and cupboard. A plumber should be instructed to investigate and rectify this. This might have caused rot to the surrounding floors.

We noted staining/corrosion to some of the internal pipework and you should instruct a plumber to inspect the system.

There appeared to be some of the original lead pipework remaining. You should contact the water supplier to test the lead content of the water. If high levels are found the pipework should be replaced.

You will no doubt wish to re-plumb the property as part of the major works.



Photo 209



Photo 210 - Lead pipe and stopcock

## 5.4 Heating

The property has the benefit of a gas fired central heating system powered by a Vaillant boiler located in the kitchen. The system is a conventional pumped hot water system with various style radiators linked by copper tubing.

Some of the central heating pipework to the hallway cupboard is leaking and this has caused damp to the dining room wall. This should be rectified immediately.

The boiler appears to be rather old and slightly dilapidated. We cannot comment upon its working order. We would recommend that this is replaced with a more modern efficient unit.

No doubt as part of the refurbishment works you will intend to install new boilers and central heating.

We are not aware of a current test certificate for the heating system.

You can't always be sure when the appliances and pipework were last serviced and checked. The vendor should be able to provide you with a Gas Safety Record showing that a suitably qualified Gas Safe registered engineer has checked the gas installation pipework and appliances.

If they are unable to do this, you will need to contact a registered engineer to test and report on the system before you exchange. The engineer should be able to complete a record and provide it to the vendor so they can pass it onto you when you move into the property. The system should then be inspected annually.



Photo 211 - Old boiler



Photo 212 - Leaking pipe

## 5.5 Drainage

There is a cement soil vent pipe to the rear of the property.

This may contain some asbestos material and we would recommend that this is removed

and replaced by a licensed contractor.

The soil vent pipe is old, badly weathered and has a number of leaking joints.

The plastic drainage pipes to the rear of the property are also in poor order with a number of leaking joints and we would recommend that these are replaced and the gully re-lined.



Photo 213



Photo 214



Photo 215

## 5.6 Other Services

The property does not have any mains powered smoke/fire or carbon monoxide alarms fitted. It would be prudent to install these immediately.

## 6.0 ENVIRONMENTAL AND OTHER ISSUES

### 6.1 Flooding

Your Legal Advisers should confirm if the property has previously been flooded or is at risk of flooding and any implications this may have on obtaining insurance at a reasonable price.

We have checked the Environmental Agency website for the likelihood and risk of flooding to this area, and viewed the map showing areas at risk of flooding at the property and the surrounding areas below. The information below provides an indication of the likelihood of flooding in your area.

### 6.2 Risk of Flooding from Surface Water

Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The likelihood of flooding from surface water in the area is classed as low.



Photo 216

### 6.3 Risk of Flooding from Rivers and Seas

River flooding happens when a river cannot cope with the amount of water draining into it from the surrounding land. Sea flooding happens when there are high tides and stormy conditions.

The likelihood of flooding from rivers and seas in the area is classed as low.

If you would like further information on this and would like to find out whether you can get advanced warnings of flooding then please visit the Environment Agency website at <http://watermaps.environment-agency.gov.uk>

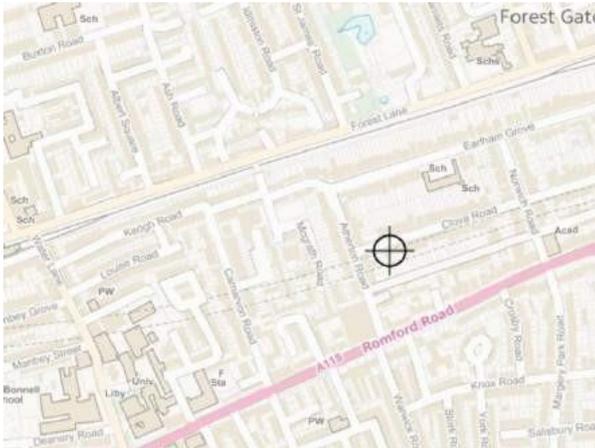


Photo 217

## 6.4 Location and Environmental Issues

Due to the property being located in a built up area, we do not consider it to be particularly exposed to the elements.

However, the property may be subject to nuisance and disturbances from busy roads and tube and railway lines.

## 6.5 Thermal Insulation and Energy Efficiency

The property has solid brick walls and will therefore have poor thermal insulation and energy efficiency.

The loft insulation would not meet modern standards. We recommend that this is replaced with at least 270mm of modern insulation in the short term to improve the energy efficiency of the property.

The windows have been replaced with double glazed windows, and are likely to provide much better thermal insulation than their single glazed predecessors.

The property has an Energy Performance Certificate (EPC) rating of F.

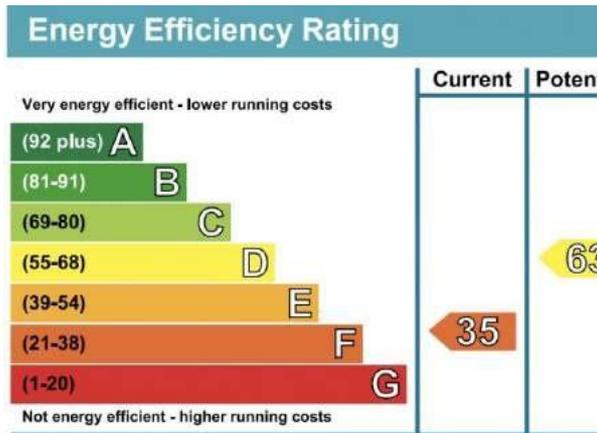


Photo 218

## 6.6 Asbestos and Other Hazardous Materials

We found discarded asbestos sheets and a pipe to the rear garden and they should be removed by a licensed asbestos specialist.

The soil vent pipe may contain asbestos material.

We were not able to detect the presence of any other hazardous or deleterious materials that may have been used in the construction of this building, or that may have subsequently been incorporated.

Given that such materials may be hidden in the structure in inaccessible places, and the restrictions on our inspection, we cannot guarantee that no such materials exist in this building.

Enquiries should be made to ascertain whether they have any knowledge of such materials being present in this building.

The presence of such materials can result in very high levels of expenditure and inconvenience in stripping them out.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property which may draw attention to any contamination or the possibility of any such contamination.

We have not carried out any investigation into past or present uses, either of the subject property or of any neighbouring land to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites. We have therefore assumed that none exists but cannot guarantee that this is the case.

Enquiries should be made with the Vendor and Local Authority, and all relevant site investigations should be undertaken before you commit yourself to acquiring an interest in this property.

Most properties of this age and type are likely to contain some asbestos based materials in one form or another.

The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly.



Photo 219 - Asbestos sheets



Photo 220 - Asbestos pipe

## 6.7 Japanese Knotweed & Other Invasive Plant Species

The presence of Japanese Knotweed can affect value as some lenders may restrict mortgage finance when it is found. In addition, if you have invasive plants or injurious weeds such as Japanese Knotweed on your premises you have a responsibility to prevent them spreading into the wild or causing a nuisance. Your legal adviser should inform you on the law in respect of this pernicious weed. The roots of Japanese Knotweed can also affect underground drainage and foundation support when they seek moisture. Whilst there is no obvious evidence of such damage, this could occur in the future.

During the course of our inspection of this property we did not note the presence of any Japanese Knotweed, Giant Hogweed or any other invasive species that might have an adverse effect on the property or its value. However, we are not expert in horticultural matters and we cannot guarantee that no such species exist. We are also unable to comment on Japanese Knotweed on neighbouring land that is not clearly visible from the subject property.

## 6.8 Security

There are always ways to improve the security of your property. Burglars like to operate under cover of darkness and by installing external motion sensor floodlights these act as a deterrent. Intruder alarms are a good way to improve security and reduce your

insurance premium, these should be serviced annually.

We recommend that a garden gate is the same height as the adjoining walls or fences and securely constructed. Metal gates are more difficult to scale than solid wood alternatives and their open structure means they don't provide cover for an intruder. Gates and outbuildings should be fitted with locks.

Patio doors can be protected by fitting purpose-made locks or a security bar. Window locks that pull the window into the frame with a key are stronger than normal locks.

There are standard fitted locks to windows and doors.

There is no CCTV fitted to the property. There is no burglar alarm fitted to the property. You may wish to consider installing this.

We recommend you install Mortice locks to add extra protection to your external doors. Choose locks that conform to British Standards (BS3621) - or one that has at least five levers. You should instruct a qualified locksmith to undertake this.

## **7.0 LEGAL MATTERS**

### **7.1 Listed Buildings & Conservation Areas**

The property is located within the London Borough of Newham.

We believe the property is not located in a Conservation Area; however your Legal Advisers should confirm this.

We understand that the building is not listed, however this should be confirmed by your legal advisers.

### **7.2 Regulation**

We recommend that you ask your solicitor to get confirmation that the building is fully insured at present and that your new insurance policy is in place at exchange of contracts should you decide to go ahead with the purchase.

We have assumed that there are no encumbrances or unduly onerous or unusual easements, restrictions, outgoing or conditions likely to have an adverse effect upon the value of the property, and we have assumed that a good and marketable title is held.

We would recommend that your legal advisors verify information relating to tenure and furthermore, we would stress that the above assumptions should not be relied upon until such time as they have been confirmed to be accurate.

Was Local Authority approval, including where necessary planning permission and building regulation approval (including the issuing of a final completion certificate) for the roof extension, any damp treatments that may have been undertaken, the double glazing installation, the alteration of the electrical system, the installation of the boiler, the removal of the rear bay and the removal of the internal walls . If no Building Regulation approval was obtained, was the work carried out by a registered 'Competent Person'. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

### **7.3 Guarantees/Warranties**

We recommend that you seek copies of any guarantees and warranties from the vendor for appliances within the demise such as for the boiler.

We have not tested the white goods or appliances within the property and recommend that you seek copies of any available guarantees and warranties from the vendor.

You should ask your legal adviser to confirm whether guarantees and certificates for

any previous damp-proofing work, the double glazing installation, any timber infestation treatment which may have been carried out, the electrical system, the gas installation and appliances and the boiler which should be assigned to you as a new owner of the property.

You should ask your legal adviser to confirm whether there are any test certificates or service agreements in place for the gas, central heating system, the electrics and the boiler.

## **7.4 Other Items for your Legal Advisers**

Your legal advisers should confirm the extent and ownership of the boundaries, the drainage arrangements and your rights and responsibilities in respect of the right of way to the property.

The parking in the surrounding area is restricted for resident permit holders only. Your legal advisers should confirm the availability and cost of these.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

During the course of our inspection a number of defects were noted and you should obtain quotes and reports for the works required. We have only summarised the main issues here, and you should refer to the report in its entirety:

It would appear that the first floor rear addition window arches and lintels have been removed as part of the double glazing installation. This has resulted in the brickwork around the rear addition first floor window openings bulging outwards slightly and this has caused cracks and gaps between the window frames and walls. We therefore believe it likely to be necessary to replace the window lintels here as well as undertaking some repairs to the bulging brickwork. We also noted some further cracking and distortion internally to the rear bedroom walls. We would advise that you instruct a Structural Engineer to undertake further investigation to report on the movement and specify the exact remedial works required. We can see that a concrete lintel has already been installed in the past to the rear middle bedroom.

There was originally a bay window to the side of the rear addition which has since been replaced and infilled with brick and a double glazed window panel. The workmanship is rather poor, there is an exposed bitumen sheeted section where the original pitched roof to the bay would have been. The brickwork is cracked and untidy. The exposed section is causing internal dampness. There is likely to be no adequate lintel support above the window openings. We would recommend that this whole section is removed and rebuilt up to proper standards. This work is likely to be extensive and expensive in the region of £2000-£4000 but you should obtain quotes for these works.

There are signs of cracking above of the rear kitchen window opening and first floor window. The masonry above windows and door frames of older properties such as this one tend to be supported by the original joinery of the framework and often there is no proper lintel. If windows and doors are replaced then a proper lintel should be installed to support the brickwork above. This does not appear to be the case here. Alternatively if there is an original lintel above the window this could be decaying. There are signs that the brickwork is sagging and cracking above the windows, this indicates that the lintel is failing and we would recommend that the installation of new lintels will be required at an approximate cost of £2000 each. The structural engineer should report on this alongside the other items above.

There are signs of dry/wet rot to the garage roof decking and timbers and we would recommend that a PCA damp and timber specialist is instructed to carry out further investigation to inspect the type and extent of this rot. It is likely that it will be necessary to replace the garage roof and timbers.

There is extensive damp to the dining room and cloakroom which we suspect is either caused by leaks from the bathroom fittings above which should be inspected by a plumber or the exposed sections where the rear bay has been replaced.

There is also further dampness to the corner of the dining room and adjacent store cupboard which is caused by the leaking water pipes here. These should be repaired immediately.

High damp meter readings were recorded throughout the ground floor walls to the rear addition and we recommend that a PCA qualified damp and timber specialist is instructed to carry out further investigation of the walls and the timbers in contact with them. Quotes should be obtained for the remedial works necessary.

Given the age of the property, the solid floors are unlikely to contain an adequate damp-proof membrane to prevent damp rising up through the floor and to the surrounding walls. As some damp was noted to the surrounding walls, ideally the old concrete floor should be excavated and a new damp proof membrane installed and lapped up at the edges before replacing the concrete slab. However this will be costly and disruptive. Otherwise, at the very least a liquid epoxy damp proof membrane installed as a short term measure.

High damp meter readings were recorded to the internal areas. Signs of rot, decay and potential wood-boring insect infestation were noted to the floor timbers visible from the cellar. The floor timbers in direct contact with the walls are also rather damp and stained. The floor timbers throughout should be inspected by a qualified PCA damp and timber specialist who should quote for the remedial works required. Given the extensive dampness throughout there is a big risk further damp, decay and possibly wood-boring insect infestation will be found when the floors are exposed. You should be mindful of this risk.

We saw signs of what we suspect are wood-boring insect infestation to some of the rear eaves roof timbers and we would recommend a PCA damp and timber specialist is instructed to undertake further investigation and quote for any necessary remedial treatments.

We suspect that the bathroom fittings are leaking somewhere as there is extensive damp staining to the areas below.

The felt dormer is badly weathered, dilapidated and in poor order. It is highly likely that the poor condition of the felt will have resulted in damp, decay and rot to the timber structure of the dormer and surrounding interior areas. The external joinery is badly rotten in areas. We would recommend that the felt is stripped back and the timbers exposed to inspect their condition. It is likely that replacement and re-covering of the dormer will be necessary, but until these areas are exposed it is not possible to quantify the extent and cost of these works. We understand you intend the re-configure this dormer.

The main and rear addition roof is rather old and weathered and we noted that a number of the slates are cracked, missing and slipping in a few areas. At the very minimum in the short term the defective slates should be repaired and re-fixed, however you should bear in mind that as the slates deteriorate further with age full replacements of the roof is likely to be necessary in the longer term. This will cost in the region of £20,000-£30,000. You should budget for this accordingly.

There is a slate/cement fillet at the junction of the rear addition roof and rear wall. This is rather cracked and in poor order, particularly around the rear window and we would recommend that this is stripped and replaced with a proper lead flashing in the short term at an approximate cost of £500 plus access. This could lead to damp if left.

The front bay roof is in poor order and we would recommend that this is stripped and replaced with a new lead flashing installed at an approximate cost of £500-£1000.

The render to the rear addition chimney stack is badly weathered, cracked and missing in areas. Some of the brickwork is also cracked and loose. We would recommend that the old render is hacked off, the underlying brickwork repaired and the chimney stack re-rendered at approximate cost of £1000-£1500 plus access.

The slate fillets around the junction of the chimney stacks and roofs are weathered and cracked and will not prove to be sufficient. These will be a point of vulnerability to damp ingress, if this has not already occurred. We would recommend that the fillets are stripped and replaced with a proper lead flashings in the short term alongside at an approximate cost of £1000.

The parapet flashings are insufficient, untidy old, weathered and cracked and will be a point of vulnerability to dampness which may have already occurred. We would recommend that these are stripped and replaced with lead flashings in the short term at an approximate cost of £1000-£2000.

The brickwork and mortar pointing to the parapets is badly weathered and cracked in areas and we would recommend that the parapet walls are repaired and re-pointed alongside the chimney works at an approximate cost of £500.

The downpipe to the rear addition runs through the concrete which is rather cracked and it is possible that the downpipe here is leaking into the surrounding ground. We would recommend that the downpipe is exposed and re-routed into the drainage gully.

The drainage gully is slightly cracked and this could result in moisture escaping into the surrounding ground. We would recommend that the gutters are re-lined and covers installed to prevent splashback.

Some of the gutters are partially blocked and should be cleared through in the short term to prevent any overflow.

There are cast iron gutters to the front bay. These are old and corroded and should be replaced with modern UPVC.

The external mortar pointing is also cracked in a number of areas, most notably below the rear addition roof line and some localised re-pointing to external areas will be necessary, with more extensive re-pointing necessary in the longer term.

Much of the cement mortar pointing and brickwork to the rear of the property is rather untidy and of poor workmanship and you may wish to repair and re-point these areas to

provide a better decorative finish.

There is inadequate sub-floor ventilation to the ground floor and therefore the floor timbers will be vulnerable to damp and decay. The air vents should be uncovered or reinstated to improve the air flow and ventilation.

The rear kitchen window is in poor order and has been sealed with mastic. There are also cracks around the window frame. We would recommend that this whole unit is replaced as part of the works.

Some of the double glazing has misted over notably to the rear middle bedroom. This is the result of the defective seals to the panes allowing condensation to form internally. Where the windows have misted over the panes should be replaced altogether. There are other treatments available such as drilling and inserting warm air between the panes but this only acts as a short term fix.

You may wish to consider replacing both rear doors as part of any refurbishment works given their poor installation.

The remaining external joinery is badly weathered and slightly rotten in a few areas. We would recommend that the external joinery is rubdown, repaired and redecorated in the short term as part of the roofing works.

The rear gardens are in poor order, rather overgrown and dilapidated with a large amount of discarded items. The garden area should be cleared and landscaped to your own taste in due course.

The concrete paths around the rear garden area are cracked and in poor order.

The rear boundaries are defined by concrete post and timber fencing. The rear timber fencing has missing and damaged panels which should be repaired. The remaining areas are badly weathered and slightly damaged and should also be repaired or replaced.

The front garden is in poor order with cracked concrete and tiling and should be landscaped to your own taste in due course.

The front garden brick walls are old badly weathered with some minor cracking and these will require repair and possibly some re-construction.

The right hand side metal fencing is old and corroded and should be replaced.

The garage felt roof is old, badly weathered and in poor order. This appears to have reached the end of its serviceable life. We would recommend that the felt is stripped and replaced at approximate cost of £2000. As mentioned it is likely the timbers will need to be replaced too which will increase the cost.

The garage doors are rather difficult to open and may need to be repaired or replaced.

The external joinery is badly weathered and slightly rotten particular to the fascias which should be replaced.

The entrance door to the garage is rotten and dilapidated and should be replaced.

There are gaps along the party wall roofline junction and there should be filled in to prevent any moisture ingress.

The single glazed window to the front of the garage is old and badly weathered and should be at the very least overhauled and redecorated. You may wish to replace this with a more secure unit.

There is a large mound of soil built up against the front of the garage and this could lead to damp ingress as well as additional weight on the garage wall which could cause cracking. We would recommend that this is excavated and removed.

The concrete base foundation is visible and has cracks underneath. We saw no evidence of major cracking or movement to the internal walls and floors and therefore generally believe the foundations to be sound but some repairs may be necessary here.

The lean-to is dilapidated and in poor order. The flashings at the junction with wall and roof are inadequate and may lead to damp penetration. The roof is dilapidated and has large holes. The door is cracked and damaged. Overall, given the poor condition of the lean to we would recommend that this is demolished altogether.

The roof lining is torn in various areas and should be replaced alongside the next set of roofing works.

There are various signs of damp staining to the roof timbers to the rear addition. We were not able to access these areas safely to test whether or not they are still damp. This area should be monitored for any signs of further decay or damp and the external flashings and roof repaired to prevent any further damp ingress. It would be prudent for the PCA damp and timber specialist to inspect these areas if safe access can be obtained which is unlikely given the low head height and small hatch.

Given the condition of the external roof and flashings there is a risk that there may have been damp penetration and which could have led to rot and decay to the unexposed areas. You should be mindful of this risk.

The loft conversion works would not meet modern building regulation standards as the floor deflects and sags slightly and may have not been properly strengthened, the doors leading onto the escape route from the loft conversion may not have sufficient fire resistance, there is no protected safe exit route and there are no mains smoke alarms.

There is extensive damp damage to the dining room and cloakroom ceiling and there are large cracks where the ceiling appears to be sagging. The ceiling is at risk of collapse. The leaks and damp should be repaired and the area replaced and re-plastered.

The older type lath and plaster ceilings are rather vulnerable and are cracked and in poor order. The old plaster is applied directly to timber laths which can lose their key over time and collapse. They are very susceptible to moisture and vibration. We would recommend that the whole property is re-plastered as part of a major refurbishment works.

The plasterboard ceilings are also badly cracked and should be re-plastered.

We noted various areas of cracking and distortion to the rear first floor bedrooms associated with external defects noted previously. Internal works of repair and re-decoration will be necessary following any remedial works.

At ground floor level the original cross partition between the sitting room and dining room has been removed to open up and join both rooms. This has since been infilled with plasterboard. This was a load bearing partition and would have required insertion of a steel joist or beam to support the loads above. We could not open up the structure and cannot confirm that such a beam has been installed. We did note some minor cracking to the bedroom partitions located above where this wall has been removed and as a result we would recommend during the major refurbishment works the boxing to the living room beam is opened up to inspect whether or not there is an adequate steel support.

The damp noted has caused damage to the plaster ceilings in various areas, most notably to the rear dining room, cloakroom and store cupboard.

As with the ceilings, the plaster throughout the property is old, cracked and generally in poor order. The property should be re-plastered as part of the refurbishment works.

There is some staining and blown plaster to the loft conversion stairwell wall and roof timber. However this area appeared dry when tested with a moisture meter and should be re-plastered and redecorated.

The consumer unit is an older type system with re-wireable fuses which will not meet modern safety requirements. These should be replaced with a modern RCD/MCB unit. It is also likely that re-wiring will be necessary.

There is leaking pipework which has caused dampness and staining to the dining room and cupboard. A plumber should be instructed to investigate and rectify this.

The boiler appears to be rather old and slightly dilapidated. We cannot comment upon its working order. We would recommend that this is replaced with a more modern efficient unit.

We found discarded asbestos sheets and a pipe to the rear garden and they should be removed by a licensed asbestos specialist.

The soil vent pipe may contain asbestos material.

You should not proceed until these further investigations, quotes and reports have been undertaken.