MAP Chartered Surveyors

BUILDING SURVEY

PREPARED ON BEHALF OF:

JOB REF:

SAMPLE BS

PREPARED BY:

Garrett O'Hanlon BSc MRICS

SURVEY DATE:

Friday 24th January 2020

Contents

1.0 Introduction

1.1 Scope of Instructions

This report is for the private and confidential use of the client for whom this report is undertaken and should not be reproduced in whole or in part of or relied upon by third parties for any use without written authority.

It is essential that the whole report is read and considered in detail prior to legal commitment to purchase. You should conclude all of the further investigations and any tests we have recommended and have these and all repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

This building survey report has been prepared in accordance with the signed Terms and Conditions of Engagement. We would like to point out that this is a general building survey report on the property and not a Schedule of Condition which would list every minor defect. It is a report intended to give a general opinion as to the condition of the property and to enable you to plan for future maintenance.

The report has been prepared solely for the benefit of the named client and no liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

All reports and valuations are undertaken and prepared by surveyors with the correct professional qualifications and expertise within the geographic area within which the inspection is undertaken.

We confirm all possible checks have been undertaken and to the best of our knowledge no conflict of interest exists and the inspecting surveyor is fully independent.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been undertaken in accordance with manufacturer's recommendations, British and European Standard and Codes of Practice, Agreement Certificates and Statutory Regulations.

The surveyor has attempted to inspect the entire property and has gained access to all available space. In common with most inspections, the inspection was restricted but the surveyor has made every attempt to identify the defects from the evidence visually available. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it is assumed that in producing this report, such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure work. Unless such works are carried out prior to purchase commitment, there is a risk that additional defects and consequential repair costs will be discovered at a later date.

1.2 Property Address

1.3 Clients Name and Address

1.4 Weather Conditions

The weather was clear and dry.

1.5 Limitations of Inspection

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your own specialist testing of all services prior to purchase commitment.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.

The property was occupied at the time of inspection.

All floors were concealed by fitted coverings.

Within the loft , some insulation and significant storage which should be removed at the vendors expense further restricted our inspection.

2.0 Description of the Property

2.1 Type and Age

mid terraced house C 1900

2.1.1 Accommodation

Basement:

Kitchen, Living Room

Ground Floor:

Bedroom 1, Bathroom

First Floor:

Bedroom 2, Bedroom 3

Second Floor:

Third Floor:

2.2 Tenure and Occupation

We are advised the tenure is freehold. The property was occupied and furnished with fully fitted and fixed floor coverings.

3.0 Location

3.1 Location

The property is set in an established residential area with surrounding properties of medium density development.

3.2 Orientation

The front of the property faces approximately ESE. All directions and room locations in this report are given as facing the property from the forward roadway.

3.3 The Site and the Surrounding Area

MAP Chartered Surveyors offer a detailed flood report service. Recent changes in government policy have left many properties uninsurable against flood and you are advised to consider using this service.

The geological drift map for this location indicates that the sub soil is likely to comprise sandstone and limestone. Granular subsoils usually drain well but can be additionally susceptible to landslip especially on sloping ground and to washing away especially if subjected to constant water inundation such as may be caused by defective drainage in the vicinity. In these circumstances there is an increased risk of foundations becoming undermined as a consequence.

The National Radiological Protection Board has carried out investigations and some areas of the country have been identified as representing a particular risk to properties in those areas as they may contain excessive concentrations of radon gas. We recommend your legal adviser undertakes the appropriate enquiries as part of the environmental searches and advise further. Further advice can be obtained from the Health & Protection Agency.

Your legal adviser should make further enquiries and advise you on:-

Whether the building is located near to, or over a landfill site and what precautions, if any, have been taken to remove, control or prevent any contamination.

Whether the property has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environment Agency. A more comprehensive flood report service is available through the offices of MAP Chartered Surveyors. Predictions are that with changes in government policy, around 200,000 homes could become uninsurable against flood risk. You are strongly advised to make use of the MAP flood report service in conjunction with this report. Please contact us for details.

Whether the owner of any trees if relevant in close proximity to the property will carry out the husbandry work required to reduce any risk of damage to the building fabric.

3.4 Local Factors

The property is located off an established residential road and the neighbouring properties appear to be mainly privately owned, occupied and as a whole adequately maintained.

4.0 Construction Principles

4.1 Construction

The main walls from observation and by measurement appear to comprise 225mm solid section brickwork/ blockwork. The rear extension is in 275 mm cavity brick/block. Elevations generally in brickwork.

Main roof pitched and overlaid with interlocking concrete tiles. Flat mineral felt roof to rear extension.

Concrete and timber floors.

Solid and hollow internal partitions.

4.2 Structural Movement

We found no evidence of any significant recent or progressive structural movement within the property although we did observe evidence of usual settlement and distortion considered to be within acceptable parameters at this stage. Long term monitoring would of course, be necessary to be categoric regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.

In a property of this age, the foundations to the main superstructure are likely to be positioned at a shallower depth than would be required by present day standards. Reduced foundational depths increase the susceptibility to superstructural disturbance due to seasonal sub soil moisture fluctuations.

5.0 Surveyors Overall Assessment

5.1 Surveyors Overall Assessment

This property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are quite common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulties on resale.

The repairs required are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

The legal enquiries in the 'Matters for Legal Advisers' Attention' section later in the report should be noted in full and all enquiries should be complete prior to legal commitment to purchase.

As regards wants of repair and additional reports, you are most strongly advised to obtain reports and competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports and also the responses from your legal adviser, we will be pleased to advise whether or not these would cause us to change the advise or valuation which we give in this report. Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly and quotations are required to determine this.

We must advise you that if you should decide to exchange contracts without obtaining all the above information, you would have to accept the risk that adverse factors might come to light in the future.

5.2 Matters Which Require Repair

The various matters requiring repair are specified within this report and not summarised as we believe such can be very misleading.

5.3 Matters Which Require Further Investigation

The following further specialist reports are specifically recommended :-

A report should be obtained from a qualified timber and damp specialist. A report should be obtained from a qualified electrical contractor.

6.0 Exterior

6.1 Roofs

It was not raining at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain.

Main and subsidiary roofs pitched and concrete tiled. Generally all elements appear in reasonable condition to type and age. Some undulation and unevenness noted that considered fairly typical for the period.

The roof comprises a traditional softwood frame which would have been constructed on site and is of timbers of reasonably adequately size and spacing. It appears reasonably satisfactory to type and age with no indication of significant deflection or distortion. Some disjunction and deflection within acceptable parameters was evident.

There is a flat mineral felt roof to the rear extension. This appears to been in place for quite a few years.

Flat felt roof coverings have a comparatively short life and will require regular maintenance checks. Even though the general condition of the felt appears satisfactory to type and age, repairs / replacement must be expected in the future. It is difficult to predict when this will be required as felt roofs can breakdown with little warning, even when visually appearing sound.

The usual life expectancy of mineral felt weathering membranes is in the region of 12-15 years.

Testing adjacent internally with the aid of a conductance type moisture meter indicated no evidence of any current problems of penetrating dampness.

You should be aware that flat roofs can fail without warning. We recommend overcoating with solar reflective paint to assist in maximising life.

6.2 Chimney Pots and Stacks

It was not raining at the time of inspection and there may be leaks or defects which only become apparent during periods of heavy rain.

General re-pointing at upper levels is required to the forward brick chimney stack and the generally cracked cement fillets between the roof coverings, chimney stack and raised party wall should be immediately replaced in lead sheet and adjacent roof timbers carefully examined where dampness penetrating because of this could have allowed decay to occur. Some upper-level attention to brickwork may also be necessary on the rear chimney stack and should be examined at the time that all roof level repairs are undertaken. Chimney repairs tend to be expensive due to the associated scaffolding costs.

6.3 Rainwater Fittings

Defective rainwater fittings are a very common cause of dampness which can lead to deterioration in the building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

Rainwater goods are generally in PVC.

It was not raining at the time of the inspection and, therefore, the watertightness of the joints of the rainwater fittings could not be checked. The gutters and downpipes should be observed during rain and any leaking joints resealed or replaced as necessary.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic resealing of their joints. Downpipes need to be checked regularly to ensure that the joints have not come apart.

The gutters should be inspected at least once a year and accumulated leaves, silt and other debris be removed to prevent blockages.

6.4 External Walls

Inspection of the external surfaces of the main walls was made from ground level.

The cosmetic condition is generally reasonable. Some replacement of deteriorated forward projecting angled bricks are required over the forward lower ground floor kitchen window with the need for some localised adjacent repointing also.

6.5 Damp Proof Course

Walls require a damp-proof course to prevent moisture travelling up through the structure which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

Damp can also penetrate if there is no damp-proof course, or if the damp-proof membrane in the solid flooring is not properly bonded to the wall damp-proof course at the edges.

Damp proof courses not generally visible. We would anticipate they were installed and to type they are probably of bitumastic felt or polythene.

Due to the age of the property, the solid floor in the forward section of the lounge may not contain a damp proof membrane. Installation of such a membrane will be disruptive and costly although as there was no evidence of significant damp penetration through the floor, the work is not warranted at this time. However, ongoing repairs and renewals of the floor finishes will be required from time to time.

6.6 Floor Ventilation

Air brick ventilators to the suspended timber floors appear reasonably provided in size, quantity and location. However, this is on the assumption that the airbricks provided on the rear wall of the rear extension are properly ducted through to ventilate the timber floor which sits in the middle of the ground lower ground floor area between concrete floors to the kitchen and to the rear extension.

We understand that previous issues with dry rot have been experienced on this timber floor with works undertaken. It should be verified that there are appropriate insurance backed guarantees remaining for this work and it is important to confirm through further exposure and possibly using an endoscopic probe to verify that the air bricks carried through to fully ventilate this timber floor are clear of obstructions. In the longer term it will be much better to replace this central lower ground floor timber floor with a concrete floor to mitigate against the risk of further decay occurring.

Inadequately ventilated sub floor timbers are potentially at risk of fungal decay and should be further exposed and examined prior to purchase commitment to fully determine their condition and to obtain accurate costings for any necessary remedial works.

We recommend further exposure and examination of substructural timbers be carried out prior to purchase commitment by a reputable timber and damp specialist to more accurately determine their condition.

6.7 Windows

Not every element was inspected in detail. Regular inspections of all moveable parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature.

PVC double glazed units are provided which we understand have been in place for more than six years.

Double glazing appears in reasonable condition for its age with no significant defects apparent.

Double glazing can vary in quality particularly in respect of the seals around the edges of the glazing. These seals will deteriorate over time resulting in misting and the subsequent need for repair or replacement.

Where units have been replaced with double glazed units enquiries should be made of the vendor as to whether they are covered by guarantees. If they were replaced since 1 April 2002, confirmation should be obtained that they comply with the building regulation requirement which was introduced at that date.

6.8 External Doors

There is a timber front door and PVC double glazed rear patio doors. Not every element was inspected in detail. Regular inspections of all moveable parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature. The doors appear to be in generally serviceable condition for their type and age with no signs of significant deterioration. Ongoing repairs should be anticipated as part of future maintenance cycles.

6.9 External Joinery

Timber eaves finishes should be overhauled/redecorated or more preferably replaced in PVC sections to reduce future maintenance.

6.10 External Decoration

Remaining external joinery should be redecorated at maximum 3 year intervals .

7.0 Interior

7.1 Roof Space

Roof space access is from the top floor landing.

Inspection limited by Limited insulation and significant storage which should be removed at the vendors expense.

The roof structure comprises traditional construction and is made of timber.

The main roof timbers appear to be of reasonably adequate size and section generally. No significant defects noted.

We suspect that appropriate strengthening to accommodate the heavier weight of concrete tiles was not added at the time time of re-cladding of the roof but subsequently.

7.2 Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

The ceilings appear in reasonable condition to type and age although a number of cracks were noted. These indicate natural minor thermal movements in the structure and are common and only require filling and redecoration. Some slight recurrence of these cracks, however, can be expected.

7.3 Internal Walls & Partitions

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures, linings and finishing's cannot be ascertained without damage being caused.

Internal partitions appear to be in a mixture of solid section brickwork/blockwork and hollow boarded timber studwork.

Usual areas of loose, live, hollow and uneven plasterwork observed.

Some door openings appear out of square probably caused by movement of the supporting floors and/or settlement of the building and whilst not considered significant, doors may need occasional adjustment.

Older plaster finishes will be more soft and powdery than modern plaster and minor collapse in localised areas can be expected, if disturbed, particularly during redecoration work.

We observed usual minor hairline cracking generally and to joints between ceilings and walls. No severe instability evident.

7.4 Floors

Floor construction comprises timber to the forward section of the extended lower ground floor lounge with concrete floors to the rear extension and to the lower ground floor kitchen and suspended timber upper floors. Mixed coverings generally concealed.

Owing to conditions of occupancy and in accordance with our terms and conditions, no fixed floorboards were lifted which in this instance meant that no inspection of substructural timbers was possible. We observed usual slight disjunction and deflection to floors consistent with early settlement/thermal movement and some probable early constructional inaccuracy. Floors generally of average finish and surface condition.

Sub floor ventilation appears potentially limited to the timber floor however to the forward section of the extended lower ground floor lounge and should be improved. Inadequate sub floor ventilation increases the risk of decay to floor timbers and the sub floor construction should be inspected prior to purchase commitment.

7.5 Fireplaces and Chimney Breasts

The central heating boiler flue appeared clear and unobstructed and should be kept so at all times. There is a gas fire to the lower ground floor lounge chimney breast.

A GAS SAFE registered engineer should be called in prior to purchase commitment to fully determine the condition of all gas appliances/pipework within the property to ensure their compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangements.

Where there are gas appliances within a property we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety.

We can give no assurances as to the satisfaction in use of the fireplaces and appliances. You should ensure that they are checked, as appropriate, before initial use.

There are sealed and ventilated chimney breasts to the front ground floor bedroom both top floor bedrooms and the bathroom.

There is a sealed unventilated chimney breast to the kitchen.

Disused flues should be ventilated from inside the property to the outside as the through draught will avoid a build up of condensation which can cause dampness.

If flues are to be used, they should be fully swept and cleared of any blockage before lighting any fires.

7.6 Internal Joinery

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of the connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of the appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

Kitchen fitted with a range of cupboards and worktops.

Timber stairs are provided comprising treads and risers supported between side strings.

There is a timber balustrade and handrail.

Visible condition generally reasonably satisfactory to type and age

Internal doors are in mixed timber configuration. Overall condition reasonable to type and age.

7.7 Internal Decoration

Satisfactory overall internal decorative presentation. Aesthetics inevitably a matter of personal preference.

It has been assumed that a programme of internal decorations will be carried out following occupation.

It is likely, however, that surfaces will be found to be marked and faded when furniture and pictures are removed.

7.8 Basements and Cellars

Not applicable.

7.9 Dampness

7.9.1 Rising Damp

It should obviously be stressed that in some areas, such as in the kitchen and bathroom and where there are a number of fixed items, not all floor and wall surfaces were accessible.

Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surfaces, finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

It should be noted that seasonal conditions can affect the degree of damp penetration within a property. In terms of dampness we are only able to advise as to the condition of the property at the time of inspection and with restrictions of inspection imposed.

Inspection restricted to the kitchen area in particular by units and back boarding and storage.

No significant rising damp was noted at the subject property.

7.9.2 Penetrating Damp

It should obviously be stressed that in some areas, such as in the kitchen and bathroom and where there are a number of fixed items, not all floor and wall surfaces were accessible.

Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surfaces, finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

Significant damp readings were obtained at mid and high level on the limited access available to the front wall to the kitchen. Externally ground levels and brickwork abut this wall and are likely creating direct penetrating damp through the brickwork. Further exposure and examination is recommended and costs to repair could be expensive.

It should be noted that seasonal conditions can affect the degree of damp penetration within a property. In terms of dampness we are only able to advise as to the condition of the property at the time of inspection and with restrictions of inspection imposed.

7.9.3 Ventilation & Condensation

No significant evidence of condensation was noted at the time of our inspection.

The control of condensation involves maintaining surface temperatures above the dew point (the humidity related temperature at which water vapour turns into moisture), and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings, increasing the risk of condensation.

The extent of condensation in a dwelling will depend not only on its orientation and construction, but on variable factors such as weather conditions, lifestyle and how the property is heated and ventilated. Adequate heating and ventilation will help to keep condensation to a minimum.

The control of condensation can be significantly improved by installing extract ventilators in bathroom and kitchen areas, with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractors should be operated whenever these rooms are in use.

Eliminating condensation on single glazed windows, galvanised or aluminium sections often requires replacement with modern upvc double glazed units or similar.

The control of condensation is of vital importance and the following notes are provided for your assistance.

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

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

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

Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in the kitchen and bathroom areas. Mechanical ventilation by extractor fan is required in certain places and exists in the existing bathroom and en suites but we cannot comment upon their efficiency.

7.10 Timber Defects

7.10.1 Rot

Inadequately ventilated sub floor timbers are potentially at risk of fungal decay and as a precaution, those on the timber floor to the forward section of the rear extended lounge should be further exposed and examined prior to purchase commitment to fully determine their condition and to obtain accurate costings for any necessary remedial works.

7.10.2 Wood Boring Beetle

No apparent evidence of any severe or active beetle infestation or related wood boring insects was observed. Further exposure and investigation would be necessary and is recommended prior to purchase commitment to be categoric. In a property of this age, some degree of infestation to concealed areas would not be entirely unexpected.

8.0 Services

8.1 General

It will be assumed unless otherwise specifically advised that the property is connected to and has the right to use all mains services. This should be legally confirmed prior to purchase commitment .

8.2 Electrics

The electrical installation was not specifically tested. We recommend a test prior to purchase commitment by a qualified electrical contractor to be categoric regarding supply and condition and all recommendations should be carried out. The fuse board is in the housing to the front of the lower ground floor kitchen.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of the electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current etc.

We noted skirting mounted socket outlets which would not comply with current regulations. We noted dated electrical fittings which may well have outlived their useful life. Power socket provision overall is considered somewhat limited by contemporary standards. We anticipate a need for further modernisation/supplementation of the electrical installation. Reports and quotations should be obtained prior to purchase commitment.

An overloaded ring main/circuit is a potential killer. Many house fires are caused by faulty, overloaded electrical installations. Much of an installation is not visible, new sockets etc do not necessarily mean a rewired property and the lack of modern consumer units/circuit breakers, RCD are a cause for concern. Even modern PVC cable can be overloaded or damaged by vermin.

It is important not to allow wiring to become buried by insulation since this can cause overheating. PVC sheathing also should not come into contact with any polystyrene materials since there is a chemical reaction between these plastics which result in degradation of the sheathing of the wires.

Where testing or indeed any work is carried out to the electrical installation, it is recommended that you use a contractor who is affiliated to the NICEIC.

8.3 Gas

As a precaution, a GAS SAFE registered engineer should be called in prior to purchase commitment to fully determine the condition of all gas appliances and piping within the property to ensure compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangement.

The property is believed to be connected to the mains. The meter is in a housing to the front of the lower ground floor kitchen.

There was no smell of gas escapes at the time of the inspection although the installation has not been tested.

Where there are gas appliances within a property we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety.

8.4 Water Supply and Plumbing

The plumbing installations were not specifically tested.
We recommend a test prior to purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements.

The property is believed to be connected to the mains.

The cold water storage tank is located in the loft. This is in PVC. There is a separate pvc header tank for the central heating system connected to the rising main for automatic recharging thereof. These are in adequately covered and insulated with improvements required. Pipework within the roof space is not fully insulated. Further attention is required ensuring that overflow pipes are incorporated within the insulation schedule.

8.5 Heating and Hot Water

The central heating and hot water systems were not tested. We recommend a test prior to purchase commitment by a qualified heating engineer to confirm condition under variable operational requirements.

Specialist inspection of the electrical fittings forming part of heating and hot water systems, prior to purchase commitment, would be necessary and is recommended to confirm condition.

Gas central heating with radiators. There is a fan assisted flue terminal boiler in the cupboard to the front bedroom at ground floor. Timer controls understairs in a cupboard off the lower ground floor lounge.

Hot water storage is to a factory insulated cylinder in the airing cupboard to the bathroom without immersion .

8.6 Drainage

8.6.1 Rainwater Drainage

Drainage gulleys should be cleaned and maintained on a regular basis to minimise the risk of blockage.

All surface water gulleys and drainage channels within curtilage should be flooded prior to purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions.

Without extensive exposure work we are unable to confirm the type or layout of the underground rainwater drainage system. We can confirm, however, that we found no significant indications of flooding or blockages within the site at the time of our inspection.

8.6.2 Foul Drainage

The property is presumed connected to mains drainage. Your legal adviser to confirm prior to purchase commitment.

Air or water testing would be necessary and is recommended prior to purchase commitment to be categoric regarding the condition of underground runs. No inspection chambers or access points could be found within the property's boundaries and no comment therefore, can be made on the underground drains.

9.0 Site & Outbuildings

9.1 Gardens and Grounds

We would draw your attention to the close proximity of adjacent trees. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations. With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells. There are two mature deciduous trees to the front in the highway.

No indication of root damage was noted and though referral to a tree specialist is not considered necessary, no assurance can be given such damage will not occur as the inspection was of a limited visual nature. A regular pruning programme would be advisable.

Given the established gardens we cannot fully preclude the risk of the presence of Japanese Knotweed. This is a plant which is difficult and expensive to remove and considered a hazard and a restriction on mortgageability and saleability. The only way to categorically confirm in this regard would be to obtain a specific and detailed analysis by a company specialising in such work which is advised. A complete analysis of all garden plants is not undertaken and we do not warrant nor inspect vegetation to surrounding properties.

9.2 Boundaries

Your legal adviser should verify liabilities in respect of boundary markers prior to purchase commitment. It should be confirmed there are no known or outstanding boundary disputes. Boundary markers to sundry timber. We observed usual decay weathering and ageing .

Timber fence posts are carried directly in contact with soil. As such these could rot within a relatively short space of time. We recommend replacement with concrete spurs for improved durability. Preservative treatments to timber elements should be applied on a twelve monthly basis.

There are recessed areas adjoining both the front and rear elevations of the property. Such areas below surrounding higher ground levels can be at risk of flooding during storm conditions.

There is a surface water drainage channel to the rear which should be flooded with a hosepipe or similar to verify adequacy or otherwise. There is to be no positive surface water drainage to the front creating a risk of flooding and this should be further considered in terms of improving drainage to this area which could be quite expensive.

9.3 Garages

Not applicable.

9.4 Conservatory/Porches

Not applicable.

9.5 Other Buildings and Attached Structures

Timber buildings such as sheds and summer houses are considered as temporary buildings and are beyond the scope of the report. They have not been inspected.

10.0 Environmental and Other Matters

10.1 Thermal Insulation and Energy Efficiency

In order for the property to be legally marketed, an Energy Performance Certificate would have been prepared and should be available for your inspection. This will also give an indication as to the current energy performance of the property.

The roof space has been insulated with an approximate 100mm thickness of mineral wool insulation. We recommend supplementation to current standards which is circa 300mm.

10.2 Noise and Disturbance

No specific observations.

10.3 Means of Escape/Fire Alarms

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk to sleeping occupants.

Smoke detectors should be maintained/provided to give the earliest possible warning of fire.

The provision of fire extinguishers and the fitting of a fire blanket to the kitchen are also recommendations to consider.

Keys for window locks should also be rea dily available to facilitate exit from the property in an emergency.

Further advice can be obtained by contacting the local fire and rescue service.

10.4 Hazardous Materials

In properties built pre 2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body prior to purchase commitment.

In addition to any asbestos containing materials mentioned elsewhere in this report, properties of this type and age may contain other asbestos based materials in one form or another. According to the Health and Safety Executive, the presence of asbestos would not normally constitute a health hazard unless the asbestos containing material is disturbed, drilled or damaged. When building work is undertaken in the future, you should therefore be mindful of the possibility of asbestos and if found, a specialist contractor will need to be employed which could be costly.

New regulations introduced from the 6th April 2012 mean that contractors working on materials likely to contain asbestos need to comply with a range of health and safety and insurance requirements which may well increase the cost of such works.

There is a legal requirement to ensure that any works which could impact on areas containing asbestos within residential property undertaken after the 6th April 2012 comply with the control of asbestos regulations introduced at that date. Accordingly, your legal advisers should make appropriate enquiries of the vendors to confirm that any works undertaken by them comply with this requirement, and you should also be aware of this requirement moving forwards following transfer of ownership.

MAP Chartered Surveyors offer a comprehensive asbestos survey and inspection referral service. Please contact

us for further details and prices. To prevent problems on future resale, MAP recommend an asbestos identification survey undertaken prior to purchase commitment and the resultant report retained to ensure that future resale prospects are not damaged because of the absence of any such report and that insurances are not in any way invalidated because no attempt to identify the risk has been undertaken.

11.0 Matters for Legal Advisers Attention

11.1 Statutory

Your legal adviser should check the following:-

Whether local authority notifications and approvals for the Rear extension, retiled roof pitches and double glazing have been obtained, if needed, and that all statutory inspections have been made. If regulations have been breached or work carried out without the necessary approvals and inspections, then extensive and costly alteration works may well be needed to ensure compliance.

If the main sewer has been adopted by the local authority and your rights and responsibilities for the drainage system and that it complies with all public health legislation.

Your legal adviser should also establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for (where relevant) the central heating system and security alarm in the property. The date of original installation, the name of the service company and when testing/servicing was last carried out should also be determined.

11.2 Rights of Way, Easements and Shared Services

None evident.

To the rear left however it appears that a single storey projection on the adjacent left-hand dwelling encroaches significantly into the curtilage of the subject property. This appears to be a situation which has existed for many years but your legal adviser should make further enquiries accordingly.

11.3 Guarantees/Warranties

Your legal adviser should check for the existence, validity and transferability of guarantees and certificates for double glazing which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

11.4 Other

The very narrow gap to the right hand side of the rear extension precludes access required for inevitable future maintenance.