



Marwood

Surveyors

Date:

Client:

Dear,

Re: Typical Building Survey (excluding valuation).

In accordance with your instructions in respect of the above mentioned property, set out below are our terms, details of the inspection and survey of the property, as requested.

Instructions Received

Instructions were received from [insert].

Purpose of Report

Building survey (excluding valuation). This report is for the exclusive use of [insert] and their professional advisers, to whom liability in respect of the contents of this report shall be limited.

Furthermore, our instructions did not include the preparation of a detailed schedule of condition and the purpose of this report is to draw attention to significant structural shortcomings and items of disrepair we consider likely to materially affect the decision of the average purchaser to proceed, or have a measureable effect on market value that can be revealed without causing disturbance to the building or site or undue inconvenience to its occupation.

Neither are we instructed to make local enquiries, nor enquiries of the local or statutory authorities, or investigations to verify information as to tenure and the existence of rights and easements etc.

Subject Property

[Insert]

Tenure

The tenure, so we believe, is freehold and not subject to any chief rent or similar encumbrance.

We have assumed that any necessary rights and easements with regards to the service installations and also rights of access for maintenance purposes are reserved in the deeds and that they contain no onerous or unusual covenants.

Re: [insert]

Property Type

[Insert]

Extent of Inspection

[Insert]

Status of the Surveyor / Valuer

John Roberts BSc MRICS Chartered Building Surveyor and Registered Valuer.

Location

[Insert]

Construction

[Insert]

Accommodation

The accommodation is arranged on two floors and briefly comprises the following:

Ground Floor

First Floor

Externally

Overall Opinion

[Insert]

Further Investigation

We recommend that you treat the following matters – all discussed later in the report – as urgent which should be undertaken and concluded before you exchange contracts. Additional repairs/improvements may be necessary following the results of these investigations. Should you decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future:

1. *Services:* Inspect the electrical installation by an NICEIC registered electrical engineer and the gas installation by a Gas Safe registered engineer and obtain a quotation for all necessary upgrading works. Check the safety of the boiler flue and its proximity to the bedroom window.

Re: [insert]

2. *Heating:* Inspect the heating installation by a Gas Safe registered engineer and obtain a quotation for all necessary upgrading works.

Maintenance Considerations

There are a number of significant matters which also require attention. The following should be carried out soon after a change of ownership and you should obtain quotations for the work before you exchange contracts so that your full financial liability is known, before you commit to purchasing the property.

1. [insert items with costings]
2. X
3. X
4. X
5. X
6. X
7. X
8. X
9. X
10. X
11. X

Note: Costs are expressed as a decimal fraction of £1,000. Costs for remedial works are approximate only as no detailed measurement has been carried out. Costs arising following further investigation (as detailed above) are excluded. Costs provided are for essential works only and exclude costs for upgrading, external works and/or redecoration. Costs are also exclusive of VAT.

Regulations

[Insert]

Guarantees

[Insert]

External Observations

Chimney Stacks

The chimney stacks on the front and rear elevations of the property are constructed in brick and appear to be in reasonable structural condition.

Re: [insert]

Typically, some weathering and deterioration is apparent to the brickwork of the chimney stacks and localised repointing/rebuilding may be found necessary.

The chimney pot on the rear elevation chimney stack (formerly serving the dining area) is redundant. Therefore, the chimney pot should be removed and the redundant flue suitably capped and ventilated. It may be appropriate to defer this work until such time the decision is made to replace the main roof coverings and scaffold access is present.

There is an obsolete chimney stack on the rear elevation of the property formerly serving the kitchen area. The stack is redundant and the render finish on the chimney stack is badly decayed. In order to prevent further deterioration and possible instability we recommend that the redundant stack is demolished to below the level of the roof coverings.

The base of the stacks are fitted with lead flashings (weather-proofing strips). These appear to be in serviceable order with no evidence of leakage or damp staining internally (as visible from within the roof void).

Roof Coverings

The main roof is pitched and hipped and surfaced with plain concrete tiles which we believe form part of the original construction. The roof slopes are reasonably even and level with no evidence of sagging or distortion.

The roof tiles appear to be in fair order, but are showing signs of age. In addition, some of the tiles are supporting a high degree of moss growth, mainly affecting the tiles on the front and side elevations.

The presence of moss growth on the surface of a roof can affect the performance of the roof tiles by preventing surface water runoff. Also, moss can reduce the life expectancy of a roof covering by a few years, but over a 90 year life expectancy this is negligible.

In order to prevent the moss restricting the surface water runoff/drainage of the roof tiles, the moss should be periodically removed by brushing, especially from the side laps of the tiles. This should only be undertaken by a roofing contractor (or similar) who can take the necessary safety precautions when accessing the roof slopes.

The bedding mortar to the hip and ridge tiles is showing signs of deterioration and repointing/re-bedding of the ridge and hip tiles will be required in accordance with normal maintenance.

The front elevation features a gable above the first floor bay window. The roof edges board does not appear to be fully sealed to the underside of the roof tiles and this may allow birds to enter the roof space. Ideally the gap should be filled.

The roof tiles above the front elevation extension are in fair order, but some repairs are needed. Some individual tiles are broken/missing and as this could lead to rainwater penetration the broken tiles should be replaced as soon as possible after purchase.

The roof tiles above the garage/kitchen extension also appear to be in fair order for age. Again, some moss accumulation is present and we refer you to our earlier advice in this respect.

Re: [insert]

The roof slope over the front elevation above the garage door is too shallow for the type of tile and we note that the roof has been prone to leakage. This is because the under tiling felt below the lower edge of the roof slope has rotted/deteriorated (due to water penetration) and repairs to the under tiling felt will be required soon after purchase.

It is possible that the front elevation roof slope above the garage door will continue to be prone to water penetration, eventually leading to the need for further replacement/repair of the under tiling felt above the garage door. Ideally, the roof should be re-formed to a steeper slope, or re-covered with a more suitable material.

There is no hip-iron (bracket) to secure the lower hip tile above the front of the garage. To prevent this becoming a safety issue it should be secured with a bracket/hip-iron when repairs to the under tiling felt are carried out.

There is a canopy above the rear entrance door. It is cantilevered from the rear wall without any obvious form of support. Also, the canopy is fitted with heavy tiles. No signs of instability were noted, but this could occur in the future, requiring repair or strengthening. For safety reasons, its condition/stability should be monitored. Alternatively, lightweight tiles should be used.

Rainwater Fittings

The plastic rainwater fittings appear to be in fair order. We found no evidence of leakage or obvious signs of overflowing.

The rainwater pipe on the front elevation discharges directly onto the surface of the brick paving and we refer you to our advice and recommendations, later in the report.

Main Walls

The main walls appear to be in acceptable structural. We found no indications of significant cracking or indications of historic structural movement. Also, we found no evidence of any significant lateral (sideways) displacement.

There is some minor cracking of the brickwork corresponding to the underside of the front elevation living room window which we believe is due to normal thermal/moisture changes. As this is not considered structurally significant no repair works are considered necessary. Nevertheless, the cracks should be filled to prevent water penetration.

The render finishes are generally in fair order for the age of the property. We found no evidence of any significant disrepair. Typically, in a property of this age, some of the render finishes may be approaching the end of their serviceable life. As rendering deteriorates it loses its adhesion and repairs/replacements may be found necessary. Therefore, when the next external redecoration is carried out, the integrity of the rendering should be checked and repaired as necessary.

The rendering on the rear elevation extends below the level of the damp proof course. Render finishes are required to be finished above the level of the damp proof course (approximately corresponding to the internal floor level). However, as no dampness was noted internally at the time of our inspection, no repair works are considered necessary. However, the absence of a 'bellcast' (or splay) in the lower edge of the rendering may lead to dampness in the future needing attention.

Re: [insert]

External Joinery and Decoration

The external joinery is generally in serviceable order with no evidence of disrepair.

As understood, we believe the windows were replaced in 2010 or thereabouts. Since 1 April 2002 window and door installations have been subject to Local Authority Building Control and therefore any replacement installations need to be recorded either by direct application to the Local Authority or through FENSA (Fenestration Self Assessment) registered organisation.

As understood, the window installations post date the FENSA Regulations and therefore your legal adviser should check for appropriate certification.

The double glazing panes appear to be in acceptable condition with no significant defects. It should be noted however that double glazing can vary in quality, particularly in respect of the seals around the edges of the glass. Whilst no such problems were found, these seals tend to deteriorate over time, eventually resulting in misting and the need for repair or replacement.

The patio door unit on the rear elevation of the property appears to be in serviceable order. We found no evidence of any disrepair. Also, we note that the glazing to the patio door unit would appear to comply with appropriate safety certification.

The front and rear entrance doors on the property are timber framed. They are older type units, but were noted to be in fair order. However, the doors will be prone to draughts and excessive heat loss and therefore you may wish to upgrade them, shortly after purchase.

The roof edge timbers have been refitted with plastic sections. These appear to be in serviceable order with no evidence of disrepair.

Internal Overview

Movement

We found no signs of any significant structural movement.

The staircase appears to slope slightly towards the left side of the property. In the absence of any cracking or obvious indications of historic structural movement we conclude this is not structurally significant and it is not a cause for concern.

Timber

We found no evidence of any significant timber decay in this property. We also found no signs of woodboring insect infestation.

Damp / Condensation

Dampness

Where accessible, moisture readings were taken internally and we found no sign of rising damp in this property.

Re: [insert]

Condensation

We found no evidence of significant condensation affecting this property.

Changes in temperature or moisture content can cause condensation to occur. Areas mainly at risk in homes of conventional construction are kitchens and bathrooms, together with areas of external walls (particularly north and east facing) to which ventilation is restricted by large items of furniture and built-in cupboards. It should be noted that properties with main walls of solid construction (such as this one) are more prone to troubles of this kind than modern cavity walls since they are generally of lower insulation value.

The wall to the underside of the front elevation first floor bay window is relatively thin which is not untypical in a property of this age and type. The thin section of wall will be prone to damp penetration and large heat losses. Ideally, this section of wall should be upgraded to modern standards, but this would be costly. Nevertheless, until this is carried out you may find areas of damp and condensation internally requiring periodic treatment.

There is no mechanical ventilation provided to the bathroom as now required in accordance with the provisions of the Building Regulations. In the absence of mechanical ventilation you must ensure that appropriate levels of natural ventilation are applied and maintained in order to prevent the build-up of condensation dampness.

The fireplace in the dining room has been covered over, but no provision has been made to vent the redundant flue. Although there were no signs of associated damp problems, it would be prudent to check for through ventilation of the disused flue and introduce a vent, as necessary, shortly after purchase.

The vents which provide air circulation beneath the suspended timber ground floors are adequately sized and suitably spaced around the property.

As a condition of sale a separate energy audit is a statutory requirement in the form of an Energy Performance Certificate (EPC). We have not seen the EPC, but it will contain advice and recommendations with regard to the current thermal insulation standards and the energy performance criteria relating to the heating, hot water installation and lighting.

Therefore, a full copy of the EPC should be obtained prior to your commitment to purchase. You may wish to consider implementing any recommendations from the EPC in order to reduce future energy costs.

Internal Observations

Ceilings

The ceilings within the property appear to be formed mainly in plasterboard. Generally, the ceilings are in serviceable order with no evidence of significant disrepair.

Some of the skimming plaster to the ceilings (particularly on the landing area) is crazed, but we believe this is due to normal ageing. Therefore, if the skimming plaster is to be disturbed during redecoration then some replastering may be found necessary.

Re: [insert]

There is some staining of the ceiling in the kitchen above the cooker hood. This was tested with an electronic moisture meter and it was not damp. Due to the position of the staining above the cooker, we concluded the staining was not related to dampness.

Floors

The floors within this property are generally formed in suspended timber, with the exception of the kitchen and extension which are solid.

The floors are generally in acceptable order with no obvious structural defects.

Some of the floorboards (to the underside of the carpeting) on the landing creak badly and require repair. If floor coverings are removed then additional areas of disrepair may be discovered requiring attention.

Internal Walls and Partitions

The property has a mixture of solid masonry and plasterboard lined internal walls. Generally, these are in acceptable order with no obvious structural defects.

The plaster finishes are generally in serviceable order with no evidence of significant disrepair. Some slight crazing of the plasterwork is apparent to the chimney breast within the front right bedroom which we believe is due to ageing. No structural repairs are necessary, but the plasterwork may need improvement prior to the next internal redecoration.

The wall tiling within the bathroom area is generally in serviceable order. However, the tiling within the kitchen is poor/incomplete and improvement works are recommended. In addition, there is no finish to the plasterwork corresponding to the underside of the worktop within the kitchen area and improvements will be required.

Fireplaces

The open fireplace within the living room appears to be in fair order, but we cannot comment upon the serviceability of the flue. However, we found no evidence of smoke staining around the fireplace opening to lead us to suspect any particular shortcomings.

Nonetheless, the condition and serviceability of the flue should receive a closer inspection prior to use. The flue should also be swept clean at that time.

Internal Joinery

The internal joinery is generally in serviceable order with no evidence of significant disrepair. The staircase was carpeted which restricted our inspection. However, it was in serviceable order and was firm underfoot. Also, the staircase guarding/balustrading was noted to be in acceptable condition.

The kitchen units are generally becoming in hardworn condition and may require modernisation. However, we are unable to comment upon the safety and serviceability of the integrated appliances, but these also appear to be becoming in hardworn condition and could be due for replacement.

Re: [insert]

Internal Decoration

The internal decorative order is generally considered to be tired and is likely to need renewal on a phased basis following purchase.

Main Roof Void

Access to the main roof void was made via a hatch in the landing ceiling. Where visible, the main roof is formed with conventional timber rafters and purlins supporting the coverings. The roof structure appears to be in satisfactory order for its age with no significant defects.

We believe the main roof covering is original. Accordingly, the roof is unlined which is not unusual for a property of this age. Whilst this can lead to rainwater penetration, we do not consider the risk significant enough to warrant the costly work of installing a roof lining at this stage. Nevertheless, until this is undertaken, the roof coverings should be kept in good condition at all times. In addition, we refer you to our earlier comments regarding the requirement to periodically remove the moss accumulation on the main roof coverings to minimise the risk of water penetration.

It should be noted that the main roof covering will be approaching the end of its serviceable life. Roof coverings of this type have a life expectancy in the region of 90 years. Whilst expensive and comprehensive re-covering is not yet justified, maintenance costs will be higher than normal. We therefore anticipate the replacement of the main roof covering to be necessary within a 10 – 15 year period. We believe the roof covering above the garage/kitchen and front elevation extension may also need to be replaced at that time.

The separating wall between the property and its neighbour within the roof space is built in brick and is constructed up to the underside of the roof covering. However, there are some small gaps in the party wall which should be sealed with an appropriate fireproof material.

Insulation within the main roof space is generally considered inadequate and improvements will be required. You should refer to the Energy Performance Certificate with regard to recommendations in this respect.

The roof spaces above the kitchen and the garage were also inspected. Again, the roofs are formed with conventional timber rafters and purlins supporting the roof coverings. Also, the roof coverings are provided with under tiling felt which appears to be in generally serviceable condition.

However, in accordance with our earlier comments, the under tiling felt above the front elevation roof slope above the garage door has perished and repairs will be required.

We noted that some of the central heating pipes within the roof void above the kitchen are uninsulated. These should receive attention soon after purchase to prevent possible freezing and burst pipes in winter.

Other Matters

Most properties of this age and type are likely to contain some asbestos based materials in one form or another. However, according to the Institute for Environment and Health the presence of asbestos would not normally constitute a health hazard unless the material which contains the asbestos is disturbed, drilled or substantially damaged.

Re: [insert]

Therefore, when maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos. If found, a licensed contractor will need to be employed for its removal and disposal. This could be costly.

Services

Electricity

The electricity meter is located underneath the stairs. Where visible, the installation has been wired in plastic covered cable.

The consumer unit (distribution board) is also located underneath the stairs and is fitted with older style rewirable fuses.

Generally, the electrical installation appears to be in fair order, but improvements are required. We noted that the distribution board is fitted with older style rewirable fuses, the light fittings within the kitchen are unlikely to be to an appropriate condensation proof standard and wiring alterations have taken place in the past with the provision of recessed lighting within the front right bedroom.

Also, it should be noted that due to the likely age of the installation there may be an insufficient number of power socket outlets suitably distributed throughout the accommodation. Therefore, some additional sockets/upgrading may be required to suit modern day requirements.

The Institution of Electrical Engineers recommends that electrical systems should be inspected once every ten years and/or on change of occupancy. As there are no signs of a recent test, bearing in mind that rewirable fuses are present and that alterations have been carried out in the past, the installation should be checked for safety and serviceability before exchange of contracts. A quotation should be obtained for all necessary upgrading works. This may be costly.

Gas

Gas is connected and the meter is also located within the under stairs area.

All gas appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air.

The gas installation appears to be in fair order for age. Whilst we found no evidence of significant disrepair, fault or leakage in the absence of any inspection/certification within the last 12 months the installation should be tested prior to commitment to purchase.

Also, modern Gas Safety requirements require all gas meters to be located adjacent to an external wall of the property. As the location of the gas meter is underneath the stairs area the Gas Supply Regulations may require the relocation of the gas meter. You may wish to check with the gas supplier regarding this and establish what charges would be made in connection with relocation of the meter.

Re: [insert]

Water

The property is connected to the mains water supply. The external stop valve is located within the front driveway. The internal stop valve was not found and the vendor should advise you on its location for maintenance purposes.

Generally, where visible the plumbing installation appears to be in serviceable order with no obvious significant defects.

Sanitary Fittings

The sanitary fittings appear to be in fair order, but a little dated and may need some overhaul.

In addition, the bath seal is starting to decay and will require replacement. You should note that bath seals and shower enclosures are often prone to leakage and disrepair. Therefore, regular checks should be made of all pipe connections, surrounds and seals to reduce the risk of water leakage and decay.

Heating

Central heating is provided by the gas fired combination boiler within the rear bedroom. It is an older unit and will therefore require more frequent repair than a modern one.

The proximity of the boiler flue to the rear bedroom window is a concern, as combustion gases could enter an open window and cause poisoning. For health reasons, this must be checked or further advice taken from a 'Gas-Safe' registered engineer. Alterations to the flue arrangement will be difficult, without replacement of the boiler. We believe balanced flues of this age and type need to be at least 600millimetres from an opening window. This needs to be verified.

The system was not operating at the time of inspection and therefore we cannot comment on its effectiveness. However, we found no signs of any significant disrepair or serious defect with the heating pipework where it was visible. Nevertheless, some minor leakage has occurred close to radiator valves and localised repairs may again be found necessary in the future.

In addition, some of the central heating pipes are installed to an amateurish standard and we anticipate the need for some substantial upgrading/repair.

You should note that the central heating system and radiators are generally aged and therefore may well be reaching the end of their serviceable life. Maintenance costs will be higher than average.

Bearing in mind the likely age of the boiler and heating installation, you may wish to budget for the replacement of the entire central heating system within a three year period following purchase. As this could be expensive you may wish to obtain a quotation for the work so that your full financial liability for replacement can be established. *Dependent on the type of boiler/installation selected costs may be in the region of £5,000 - £6,000 plus VAT.*

Hot Water

Hot water is provided direct by the combination gas fired central heating boiler.

Re: [insert]

Other

We cannot comment upon the satisfactory operation of any smoke alarms fitted. For safety reasons, you must ensure that adequate alarms are installed and are operating properly before occupation.

Security System

The front elevation of the property features a security alarm box. However, we found no indications of a security system installed in the property. This should be confirmed by your legal adviser through the normal pre contract enquiries.

Drainage

Rainwater Drainage

The rainwater downpipe on the front elevation of the property discharges onto the ground which could increase the risk of damp penetration. We believe this is why the render close to ground level near to the pipe has broken away. Also, any surface water discharging over the surface of the paving will be liable to freezing in winter months and could prove a significant safety hazard.

Ideally, the downpipe should be connected directly into an underground system or appropriate soakaway where possible. This will be difficult and will be disruptive to the paving on the driveway.

Foul Drainage

The property is believed to be connected to a shared drainage system at the rear of the property which then discharges into the main sewer. Your legal adviser should confirm this assumption and make the usual checks in respect of the drainage system.

Our investigation of the underground system was restricted as the inspection cover within the rear garden area is a heavy duty type and could not be lifted.

The plastic soil and vent pipe (main vertical drainage pipe) on the side elevation of the property appears to be in serviceable order with no obvious significant defects.

Attached Garage

The brick and blockwork attached garage is basic but serviceable.

The rear section of the garage has been converted into a temporary utility area and is provided with a basic range of base units and cabinetry.

However, the garage would have originally been connected directly to the kitchen area. The door between the garage and the kitchen would be required to be to a fireproof standard in accordance with Building Regulations. However, we cannot confirm that the door is to an appropriate standard. If the garage is to be re-converted into a single garage and used for vehicular/motorcycle parking the fire door should be checked and improved as necessary. In addition, any fire door is required to have an appropriate automatic self closer.

No significant structural shortcomings were noted in the construction of the garage. However, there is evidence of water penetration through the front elevation roof which we believe is due to

Re: [insert]

perishing of the under tiling felt. In accordance with our earlier comments, we believe that the roof slope above the front elevation garage is too shallow for the type of tiles and consequently this area will always be prone to some degree of water penetration. Whilst we have recommended the localised repair of the under tiling felt, this will be a temporary repair until such time as the roof is re-formed to a steeper slope or covered with a more suitable material.

The up and over garage door within the garage area is an older type metal unit. It appears to be in dilapidated condition and is likely to require replacement soon after occupation.

Grounds and Boundaries

The front garden area is paved with off street parking. Our inspection of the driveway was restricted due to the presence of a parked vehicle. Nonetheless, the brick paving appears to be in serviceable order with no evidence of disrepair.

Also, the brick boundary wall to the front of the property is relatively modern and was noted to be in serviceable order for its age.

There is a timber close boarded fence to the front left section of the garden which was noted to be in serviceable order.

No significant hazards were apparent within the rear garden area. The fencing panels are predominantly formed in timber close boarded panels and appeared to be in serviceable order with no evidence of significant disrepair.

Also, there is a small patio area at the rear of the property which is brick paved and this was noted to be in serviceable order for age.

There is also a small timber shed within the rear garden area. It is an older type unit and is likely to have a future but limited life expectancy.

Environmental Matters

Mining

We believe the property is located outside the coal mining reporting area. This should be verified by your legal advisor.

Flooding

We have not undertaken a detailed investigation into the potential for flooding of the land on which the property lies. However, we have consulted the website of the Environment Agency at: www.environment-agency.gov.uk and their information regarding the potential for fluvial flooding from rivers suggests that the area is not at risk.

Invasive Vegetation

We did not note the existence of any knotweed or hogweed around the property. *(Japanese Knotweed was introduced into the United Kingdom in the 19th Century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations).*

Re: [insert]

Electromagnetic Fields and Microwave Exposure

We found no evidence of any significant risk from high voltage electrical supply equipment or telecommunications electromagnetic fields.

Generally

As far as we are aware, the property is not detrimentally affected by any current planning or other significant environmental matter. However, no formal enquiries have been made and your legal adviser should complete all local searches prior to exchange of contracts and advise you fully in this respect.

Legal Matters

Your legal advisers are responsible to check all legal documents relating to the property as well as carrying out all standard searches and enquiries.

Other Legal Matters

Your legal advisers should undertake normal searches from the Local Authority and also obtain verification of the following:

Whether the property is affected by any road improvements or redevelopment schemes.

Whether the property is free from restrictive covenants and or easements.

Whether the property is affected by any rights of way.

The position of all boundaries to the site and responsibilities for maintenance.

Council tax banding.

Obtain a drainage search.

Check ownership and responsibilities relative to boundaries.

It is recommended a copy of this report is passed to your legal adviser and a request to check and verify all of the above items.

If you have any queries in respect of the report or its findings please do not hesitate to contact me further.

Yours sincerely,

[Insert]

John Roberts BSc MRICS and Registered Valuer.
Marwood Surveyors Ltd.