



# ISVA

Independent Surveyors & Valuers Association  
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# HomeSurvey

On  
#



**Name and Address of Client:** #

**Date of Inspection:** #

**Surveyors:** Christopher Green & Associates Limited  
13 Glasshouse Studios  
Fryern Court Road  
Fordingbridge  
Hampshire  
SP6 1QX



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## 1. INTRODUCTION

**THIS REPORT IS A LEVEL 2 SURVEY, CARRIED OUT BY A MEMBER OF THE INDEPENDENT SURVEYORS AND VALUERS ASSOCIATION IN ACCORDANCE WITH THE 'TERMS OF ENGAGEMENT', WHICH HAVE BEEN SIGNED IN AGREEMENT BY THE CLIENT. (A COPY OF THE AGREED TERMS IS APPENDED AT THE END OF THE REPORT).**

### DESCRIPTION

The subject property comprises a detached house.

We are advised by the current owners of the property that it was built in about 1985.

Several alterations have been carried out to the property since its original construction, and these include the construction of a conservatory. We cannot be precise about the exact date of these works but more precise dating may be possible when the appropriate enquiries are made at the local planning authorities by your Legal Adviser.

The front elevation of the property faces approximately due west.

### ACCOMMODATION

The accommodation is laid out as follows:

#### Ground Floor

- Entrance Hall
- Cloakroom
- Kitchen
- Breakfast Room
- Utility Room
- Dining Room
- Sitting Room
- Conservatory

#### First Floor

- Landing
- Master Bedroom
- En Suite Shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

### CONSTRUCTION

The following main components were observed at the time of our inspection:-

The main roof is of pitched timber frame construction clad in interlocking concrete tiles.

The main external walls measure approximately 280mm and are considered to be of cavity brick/block construction.

The ground floor is of solid concrete construction with a suspended timber first floor.

**GARAGE &  
GROUNDS**

The property has a double integral garage.

On-site car standing is available to the front of the property.

The property occupies an irregular shaped plot with garden areas to the north and east.

The property is on a site which was noted to be relatively level.

**LOCATION**

The property is located in an established residential location which contains a variety of house types and densities.

Access to the subject property is by way of a shared driveway. Your Legal Adviser should confirm the status of the driveway i.e., who owns it and ensure that the appropriate rights of way are in existence for you to gain access to this property from the made up and adopted public highway. It is understood that Pine Drive is an unadopted highway with the last maintenance works being carried out in approximately 1992, for which I understand residents in the road had to contribute towards. Much of the surface damage is due to tree roots and I suspect that further work will need to be done in the short to medium term and there is therefore likely to be a cost implication. Your conveyancer will need to investigate this and advise you further.

Shopping and other facilities of a limited nature are available locally with Ringwood being within a short drive of the property to the east.

The property is situated within earshot of the A31 and there will therefore be some attendant traffic noise. Noise can fluctuate with prevailing wind conditions. There was also some aircraft activity from nearby Bournemouth International Airport.

Your Legal Adviser will provide you with an Environmental Report which will highlight any local areas of concern such as flooding or contamination.

**2. CIRCUMSTANCES OF INSPECTION**

The weather was dry and sunny, the temperature was approximately 5°C at the time of inspection. This was preceded by a mixed period of weather over previous weeks.

The property was vacant and unfurnished at the time of inspection, although floors were covered with carpets or other fitments.

As part of our normal inspection procedure, I made a number of enquiries of the existing owner(s) of the property to find out such matters as how long the property had been within their ownership, whether any structural repairs or alterations have been carried out, whether any Planning or Building Regulation approvals have been sought and obtained, whether there are any guarantees for works or items to the property and finally, whether there have been any disputes with neighbours over boundaries or other matters. Details of the responses, which I have received are included in the relevant sections of this report and as follows:

- The vendors have owned the property since 1989.
- There have been no significant structural changes to the property during the vendors' ownership.
- The vendor provided a replacement conservatory.
- The kitchen and bathrooms were re-fitted about 10 years ago.
- Most of the windows are about 10 years old. The full height window to the right hand side of the sitting room is about 5 years old.
- There have been no structural repairs to the property.
- There have been no damp or timber treatment works carried out to the property.
- There is no known flooding and there have been no insurance claims relating to the building.

These responses are not legally binding and will need to be confirmed by your Legal Adviser.

#### **ORIENTATION**

Unless otherwise stated all directions are given facing the property from the front.

#### **RELATED PARTY DISCLOSURE**

We have checked our records and our database and confirm that as far as we can establish with regard to this property there is no related party or conflict of interest.

### **3. SURVEYOR'S OVERALL OPINION**

**See also Section 14: Summary of Condition and Recommendations.**

This property is considered to be a reasonable proposition from a construction point of view, 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 you should not proceed.

This report gives an overview of the general condition of the property so far as is visible from an inspection without carrying out disruptive investigations. The report should not be used as a schedule of works when calculating your refurbishment budget. Inevitably there will be hidden defects that only become apparent if any building refurbishment starts and it is therefore important to remember that there are limitations relating to the survey that we have undertaken and it is important that you have a contingency for problems that may emerge when any works are being undertaken.

Where further investigations and/or specialist reports are recommended, these should be obtained and the results considered prior to exchange of contracts to ensure that you are fully aware of the level of expenditure which may be necessary. I will be happy to discuss with you any further information you are able to obtain.

#### 4. STRUCTURAL MOVEMENT

We are pleased to report that there was no evidence of major fractures or deflection to external wall surfaces to suggest major ongoing structural movement.

There is evidence of some deflection noted to internal door heads within the property, suggesting a degree of internal partition movement. The extent of movement does not give cause for concern and no further investigations are required.

In properties of a certain era, first floor masonry walls were sometimes built up off timber floor joists beneath without further support below. For example, this is the case with the first floor walls which are located over the kitchen and sitting room which are of solid masonry construction.

It can be seen that there is some deflection to door head openings at first floor level and some minor horizontal cracking at the back of the first floor wardrobe and it would appear that has been caused by some slight settlement of these walls historically. However, there does not appear to be any recent movement or reason to suspect significant further movement in the foreseeable future. However, should further settlement occur, this may lead to the need in the longer term to provide additional supports in this area.

All solid floor structures settle slightly over time, and a reasonable amount of settlement has therefore been allowed for, but this is not considered significant. Future settlement in the floor could occur although now unlikely, but should it do so, re-leveling may have to be effected.

In recent years, properties in many areas of the country have suffered from rusting of the metal wall ties. These hold the inner skin to the outer skin within the brickwork. Deterioration of the wall ties will almost undoubtedly have taken place to some degree and will, of course, continue. In general, all houses built with cavity walls before 1983 and some of later construction will be at risk before the end of their lives. Symptoms of wall tie failure and remedies depend upon the age of the property, the type of wall tie used and the degree of rusting which has taken place. The effect of tie failure may - but not necessarily - result initially in horizontal cracking along the cement joint externally, followed in extreme cases by bulges in the walls and eventual collapse.

There are no outward visible signs of corrosion of the wall ties at present, but this is a progressive condition. You must accept the possibility of having to replace rusted wall ties as part of your long term routine maintenance. We are unable to make an inspection of the cavities and therefore cannot confirm the construction of the wall ties. Specialist inspection services are available should you require this to be undertaken.

#### 5. DAMPNESS, CONDENSATION & VENTILATION

Portions of a plastic damp-proof course were visible on some external elevations.

It is imperative that at least 150mm (6 inch) clearance is maintained between exterior ground levels and the damp-proof course. Bridging of the damp-proof course or encroachment upon this recommended gap could cause dampness internally. Ground levels are currently satisfactory to accessible and visible areas.

**DAMP PROOF  
COURSE**

**DAMPNESS**

Damp meter readings were taken at various random locations within the property, where it would have been reasonable to anticipate or assume that rising or penetrating dampness may be occurring.

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 and furniture, not all floor and wall surfaces were accessible.

I am pleased to report that on the surfaces, which were accessible and were tested, there was no evidence of significant dampness.

**SUB-FLOOR  
VENTILATION**

This is not applicable as all ground floors are of solid construction.

**CONDENSATION &  
VENTILATION**

We did not identify any serious condensation related difficulties affecting the property, but fixtures, fittings and furniture were concealing wall surfaces and once removed, condensation related difficulties may become apparent.

Condensation regularly occurs in kitchens and bathrooms, we therefore recommend the installation of humidistat fans to reduce the risk.

Within the roof space, insulation should be kept clear of the ventilation, which enters the roof space at eaves level on the front and rear elevations. It is necessary to allow a passage of air to pass through the roof space to reduce the possibility of condensation forming on the underside of timbers or felt.

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.

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 recommended.

Condensation can occur as a result of certain climatic conditions outside the property, as a result of lack of ventilation and or inadequate heating in the property and or the result of defective construction or design. Whilst there is no visible evidence of condensation at present, future changes in the property such as changes to double glazing, additional insulation or restriction of ventilation may create conditions under which condensation may occur.

The BRE recommends that to maintain a healthy living environment during the cold winter period, the relative humidity should not exceed 65% with a constant temperature of 18°C - 20°C. Any deviation from these conditions and you are leaving the property vulnerable to the effects of condensation.

## **6. THERMAL INSULATION**

It is not clear as to whether there is any cavity wall insulation although it may have been installed given the age of the property. There was no evidence of insulation within the outside meter cabinets and therefore insulation could be provided with benefit. However, it is important that you seek advice from a reputable contractor as it is possible that the property's location/age may mean that the installation of cavity wall insulation is inappropriate.

Existing insulation within the roof space was of a quilt type. It was provided to a depth of approximately 100mm. Current recommendations are that insulation should be to a minimum depth of 300mm. The back of the first floor walls are insulated with fibreglass quilt.

Provide additional insulation to the roof space and lagging to tanks and pipes.

Boarding within the roof space will restrict/prevent insulation to current standards. If you choose to upgrade insulation, boarding will have to be removed which will reduce storage capabilities.

The property is fully double glazed throughout. There is a foam lagged hot water tank in the airing cupboard.

## **7. TIMBER DEFECTS**

A representative sample of timber has been inspected and the possibility of concealed defects being present to inaccessible timbers cannot be entirely ruled out. However, as a result of our inspection we did not identify any active woodboring insect infestation.

There was no visible evidence of a dry rot outbreak at the time of our inspection. Dry rot can live unseen and whilst we have taken all reasonable care in our investigations, hidden dry rot could be present in areas we were unable to inspect.

Dry rot which attacks mainly softwoods is a major building decay fungus often causing extensive damage. It is a brown rot which typically occurs on wood in contact with wet brickwork and is rarely found on exposed timbers or in areas which are well ventilated. It is able to grow through bricks and mortar and its strands can transfer moisture from damp areas allowing the fungus to spread to dry wood in unventilated conditions.

## 8. THE EXTERIOR

### ROOFS

The main roof comprises a simple pitched and hipped design with an interlocking concrete tile covering. There are corresponding ridge and hip tiles. The roof has been adequately designed to allow rainwater to run off into the gutters and there was no evidence of any significant sagging or bulging to suggest deficiencies with the roof structure. The roof covering is showing even tiled courses with a good bond and the ridge tiles appear to be adequately aligned and bedded.

Moss growth and pine needles should be removed to aid surface water run-off and prevent blockage to the gutters.

Bedding to the ridge and hip tiles should be regularly checked and repaired as necessary.

As a general comment, you should note that the roofing felt, which has been installed to the underside of the tiles to prevent draughts and moisture penetrating the roof space can deteriorate, more especially where it protrudes out under the tiles along the gutter line. In its original construction, the felt would have been laid out into the gutter to ensure that any trapped water ran straight out into the gutter. However, natural ageing means that the felt will perish along the bottom line of tiles, which means that any trapped water could run down the fasciaboards or leak internally and cause decay. There is no evidence of this presently.

All roof coverings are prone to damp penetration in the event of high wind and heavy rain. Since weather conditions across Europe are becoming more severe, existing roof coverings are becoming prone to the occasional problems of water penetration.

Although there is no evidence at present of such water penetration having taken place, it cannot be ruled out in the future, and should such damp penetration occur then repair works may have to be effected.

To the front roof plane there are two dormer projections. These are of timber frame construction clad externally in tile. There are tiled roofs. The structures appeared to be in an acceptable condition for their purpose.

### CHIMNEYS

On the front roof plane, there is a single chimney stack in existence.

Detailing includes terracotta pot, lead flashings, facing brickwork and a lead damp-proof course.

The stack appeared in a satisfactory condition from a ground level inspection.

All chimney stacks are a potential source of moisture ingress and can result in damp penetration to the chimney breasts below. Although no such damp was found at the time of inspection, it can occur at any time and if it should occur, repairs to the brickwork, pointing and flashings may become necessary.

### FLASHINGS

At various dormer window and chimney abutments there are lead flashings. These flashings are considered serviceable with no evidence of moisture penetration internally, however they will require regular inspection to ensure ongoing serviceability.

**GUTTERS &  
DOWNPIPES**

It is probable that flashings will require some remedial work from time to time as this is a common area of water penetration.

Where the chimney stack meets the slope of the roof plane, a back gutter has been formed which is not visible from a ground level inspection. These back gutter arrangements are prone to blockage followed by water penetration internally. Although there was no evidence of dampness to internal timbers, regular maintenance checks and clearing is recommended.

Rainwater goods are formed in modern pvcu sections and from a ground level inspection would appear to be adequately aligned and secured, providing a sufficient fall to the downpipe outlet. Plastic expands and contracts according to changes in temperature, often resulting in leaking at the joints. The problem can usually be overcome by simple adjustment and improved support. Blocked and leaking gutters and downpipes can cause damp penetration to the structure. In general, we would recommend regular overhaul including checking falls, renewing seals and clearing out.

Gutter brushes have been provided but need to be re-laid to sections of the guttering.

Downpipes are also of a pvc type and in a satisfactory condition.

Pvc deteriorates over time particularly with ultra violet exposure. There will be a need for replacement when they eventually deteriorate to a point where by they become brittle.

As it was not raining at the time of inspection, I am unable to comment fully upon the effectiveness of gutters and downpipes.

There is no access to the surface water drainage at the base of downpipes, should they become blocked clearing will become difficult.

We recommend provision of a cage at the top of downpipes and that gutters be cleaned twice annually at the beginning and end of winter.

There are tiled valley gutters located at the dormer window roof abutments and although functioning adequately at present these gutters are prone to deterioration and damp penetration through blockage, and therefore regular inspection and clearing should be carried out to ensure ongoing serviceability. Valley pointing commonly deteriorates and becomes loose, at which time re-pointing will be necessary. There was no evidence of damp penetration in the roof space where valley boards were visible.

Valleys and the areas beneath are a common area of damp penetration, which can be hidden. Although there were no obvious signs of leakage at the time of inspection, this is a high risk area and future repairs should be expected.

**MAIN WALLS**

Detailing to external walls include cavity brick/blockwork with visible metal lintel supports. Brickwork and pointing was found to be in a condition consistent with the age and type of property with no significant weathering noted.

No significant defects were noted to external walls and therefore no further investigation is considered necessary at present, but in the longer term it is probable some wall tie work will be required.

As a general comment, you should also allow for regular maintenance and repairs to tiled surfaces, which can become detached from wall surfaces with natural ageing and cracking.

It is important that the sealant between windows/doors and reveals is maintained to ensure weather tightness and at the time of inspection no significant issues were noted.

Windows and main doors are of a replacement double glazed type with a plastic finish. I understand that most of the windows are about 10 years old however the full height window on the right hand side is about 5 years old. The windows are considered to be of a reasonable quality. We tested a sample of the fittings and they were found to be serviceable, but over time you will need to allow for the overhaul of bushes, seals and opening mechanisms.

You should make enquiries of the existing owners to find out if any guarantees are available for the replacement windows and doors. If guarantees are available, they should be carefully examined to ensure that they are still effective and would be fully transferable to you as a new owner.

As a general comment, you should note that double glazed windows can be susceptible to deterioration. The deterioration can take a variety of forms to include degradation of substandard plastics due to ultraviolet light action through to deterioration of the seals around the window units. Generally, the first components to deteriorate are the seals around the double glazed window units. The deterioration of the seals can allow moisture to penetrate between the two panes of glass. In the early stages of deterioration, this can lead to a misting or fogging of the double glazed window units. The misting or fogging can sometimes disappear with bright sunlight or certain atmospheric weather conditions. No such misting or fogging was found, but it can occur at any time.

When windows are closed, they seal against usually a plastic insulation strip which over the years deteriorates which can allow wind and moisture penetration. When this occurs, the strip must be renewed and the window adjusted accordingly.

All replacement glazing since 2002 must have FENSA (Fenestration Self Assessment Scheme) certification or have been installed by a Fensa regulated company to comply with building regulations. You should ask your Legal Adviser to confirm such documentation is available.

At roof level, joinery items comprise timber soffits and fascias. From a ground level inspection there was no evidence of any significant rot or damage noted.

Joinery at roof level is particularly prone to decay because of its exposed position. Many properties have large areas of external joinery, most of which cannot be checked in detail. When redecorating some renewal of wood must be expected. Budget accordingly.

**WINDOWS &  
EXTERNAL JOINERY**

## DECORATIONS

External decorative finishes appeared to be in reasonable condition. However, in order to prevent deterioration to external timbers, these should be thoroughly redecorated every 2-3 years as part of a programme of maintenance and repair.

Pvcu products are not maintenance free. It becomes brittle through exposure to sunlight and discoloured by airborne pollutants. Pvcu products must also be fixed using slotted holes to allow for thermal movement. If this is not done, then the components can buckle and split. The biggest maintenance requirement for pvcu products is to keep them clean; therefore all pvcu windows and roofline products should be washed down with detergent at least once a year. It is likely that plastic components will last longer if painted with a proprietary pvcu paint.

## OTHER

Most properties built prior to 2000 are likely to contain some asbestos-based materials. However, the presence of asbestos would not necessarily constitute a health hazard unless these materials are disturbed, drilled, substantially damaged or replaced as a matter of course. However, occasionally high risk asbestos was used in residential buildings and whilst we have taken all reasonable care in our investigations, asbestos materials may be present in areas we were unable to access or in a form we are unable to identify. If this is found, then a licensed asbestos contractor will need to be employed for the removal of the material which will be costly.

## 9. THE INTERIOR

### ROOF SPACE

Access to the main roof space is via a hatch in the landing ceiling.

An aluminium ladder and electric light were provided.

The roof framework is formed in a conventional manner comprising a system of sloping rafters, purlins and struts. The tiles are underscored with a building felt which provides a secondary means of defence against wind-blown rain and snow.

As a result of my inspection I did not identify any undue deflection or distortion to the roof framework which appears to be coping adequately with the interlocking concrete tile covering.

The main roof space contains the cold water tank and expansion tank. These should be regularly checked to ensure that covers and insulation are in place and that overflow pipes are attached.

The presence of felt meant that it was not possible to inspect the underside of the tiles or supporting timber battens.

Roofing felt, which has been laid over the rafters was viewed to be in a satisfactory condition where visible within the roof space.

There appear to be some vermin droppings and possibly bat droppings in the roof space. These will need to be dealt with. All bat species and their roosts are legally protected by a number of pieces of legislation and you should familiarise yourself with this information.

**CEILINGS**

These appear of a plasterboard type with a textured paint finish applied.

As a result of my inspection I did not identify any undue cracking or movement to the ceilings.

The textured finish may contain traces of asbestos. Under normal usage this is considered to pose only a very low risk to occupants; however, care will need to be taken when carrying out repairs, maintenance or removal.

Shrinkage cracking is noted at ceiling and wall margins and plasterboard joints which is usually caused as a result of expansion and contraction following changes in temperature and moisture content. Cracking of this type is considered to be only cosmetic and can usually be made good during the normal course of decoration.

**INTERNAL WALLS  
& PARTITIONS**

There are direct plastered internal walls to the main external elevations and internal partition walls at both ground and first floor level are of solid masonry construction.

Internally, the walls have been finished with wallpaper, paint and tiling. Some walls have been finished with facing brickwork.

No major fractures or cracks were apparent to accessible wall surfaces. However, if wall coverings are removed, loose or cracked plaster may be found beneath which will require repair. There is some surface cracking to the right hand side of the sitting room wall which is considered to be shrinkage related and can be made good as part of the normal redecoration procedure.

As mentioned previously, there are some masonry first floor walls which have been built up off timber floor joists beneath without further support below. Although there was evidence of past settlement, this does not appear to be recent or progressive, but should further movement occur in the future, additional support may need to be provided, which will involve opening up the structure and providing additional support.

**CHIMNEY  
BREASTS, FLUES &  
FIREPLACES**

There is an open fireplace to the reception room with open flue, if this is to be used then it should be swept and checked prior to use. If a gas fired appliance is to be installed then the flue should be checked and tested and if necessary a liner installed. If it is to remain unused then the flue should be capped to prevent moisture ingress.

**FLOORS**

At ground floor level floors are of solid concrete construction. The presence of carpets and other fitments prevented a detailed inspection taking place.

Floors were found to be reasonably level with no evidence of any undue cracking or movement noted.

At first floor level these are of timber suspended construction.

There is evidence of some unevenness to floors at first floor level, for example on the landing and also in the master bedroom where the floor does slope very slightly towards the built-in wardrobes and this may well be associated with historic settlement of the partition wall. However, the floors were firm to the tread and there was no evidence of recent movement and this is either something you can live with or you will need to go to the expense of having the floors levelled up, which is obviously going to be expensive and disruptive. Please see comments above.

**JOINERY**

In the kitchen, there is a range of base units, work surfaces and wall mounted cupboards. These appear in a reasonably serviceable condition. I understand they are approximately 10 years old. Due to the construction they will require ongoing maintenance and adjustment.

Most new owners would wish to upgrade the kitchen fittings, which will include replacement plumbing and drainage, a factor which is likely to enhance future saleability and possibly value. The cost of replacing kitchen fittings can vary considerably. If such works are intended, it is recommended that detailed quotations are obtained prior to purchase.

Internal doors are the original flush fitting doors and whilst reasonably serviceable some general lifting, easing and adjusting will be required to ensure their long term future performance. You may like to consider upgrading the doors as part of any future improvements to the property.

Glazed doors may not comply with current Health & Safety requirements and upgrading to modern Safety Glass is recommended.

There are timber skirting boards, door linings and architrave mouldings and apart from some wear and tear you would expect in a family environment, no significant defects were noted.

The stairs are formed in timber and these were found to be firm to the tread. The handrail and balustrading is also adequately secured.

**DECORATIONS**

Although generally decorations are reasonable you will probably wish to allow for complete internal redecoration to your own taste. Some re-plastering will be necessary at this time, the extent of which can only be established when existing decorations are removed.

**OTHER**

None.

**10. THE SERVICES**

We have not at this stage arranged for any specialist reports on the drainage, heating system, electrical or plumbing installations. We have, however, made brief comments on these installations where appropriate.

**ELECTRICITY**

Mains electricity is connected to the property with the consumer unit (fuse box) located in the garage. The meter is located in an outside cabinet.

The consumer unit comprises miniature circuit breakers with a residual current device fitted.

Wiring where visible is of a pvc type and fittings were noted to be relatively modern. It would appear that the wiring has been modified in the past but not by the vendors.

There are some additional plug sockets in the breakfast room with surface mounted wiring. As far as I understand, the electrical installation has not been tested in recent years and you are therefore recommended to arrange for the installation to be tested by a suitably qualified NICEIC registered electrical contractor prior to making a legal commitment to purchase.

You should have your electrical installation inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property changed. All electrical work carried out after 1st January 2005 should be recorded on an Electrical Installation Certificate.

**GAS/OIL**

Mains gas is connected to the property with the gas meter located in an outside cabinet. This is an older style gas meter. Earth bonding is noted. You should arrange for a qualified gas inspector to test the gas supply and distribution system to establish its condition prior to purchase.

**RADON**

You may have heard about this naturally occurring radioactive gas which has no taste, smell or colour and the following notes are provided to give you a little more information.

A government survey has shown that the majority of homes in the UK do not have significant radon levels. For most people, the risk from radon is insignificant compared to other risks of everyday life, such as fatal accidents indoors. However, some houses in some parts of the country, but not as far as we are aware in this area, have higher than average levels. Exposure to radon can, but not necessarily, increase over many years the risk of developing lung cancer. If you are worried that your house may have a high radon level and it is more prevalent in Cornwall, Devon, parts of Yorkshire and Derbyshire and Scotland, you should contact the HSE and follow the links to Public Health England.

**WATER (including Sanitary Fittings)**

Mains water is connected to the property with the rising main and stopcock located in the garage.

The external stop valve is located at the end of the shared drive. You should familiarise yourself with the operation of these valves and have the necessary tools readily available in case of emergencies. It is also advisable to fully turn off and open the valves occasionally to prevent them seizing.

Where visible wastes are formed in plastic with distribution pipework in copper and plastic with no obvious visible defects noted. Clearly much of the plumbing is out of sight and we cannot comment on those areas which are hidden from view.

Located in the roof space there is a plastic cold water storage tank. This should be supported on a continuous platform, preferably a marine ply material. Covers and insulation need to be upgraded. There is also a plastic expansion and feeder tank supported on a continuous platform. Covers and insulation are adequate. There are separate overflow pipes which is the correct arrangement. Tanks should be regularly checked to ensure that covers and insulation are in place and that overflow pipes are attached.

Located in the airing cupboard there is a foam-lagged hot water tank with immersion heater, heat resistant cable and dipole switch, which is the correct arrangement. Whilst no obvious visible defects were noted, no formal tests have been carried out.

Pvc pipework is present. This material has been used as an alternative to copper for about 20 years; however, its life expectancy is not known.

Sanitary fittings appear reasonably serviceable and I understand were fitted about 10 years ago. The power shower in the main bathroom has not been tested.

Shower units and baths are a common source of leakage and should be regularly checked and re-sealed as necessary.

The cost of replacement bathroom fittings can vary considerably. If such works are intended, it is recommended that detailed quotations are obtained prior to purchase.

There is a water softener. You should establish the existence and transfer of any guarantees.

## HEATING

Space heating is provided by the gas fired boiler located in the garage.

Ventilation to the boiler is provided by a wall flue. This must be kept free and unobstructed at all times.

Pressed steel radiators are in existence and it was noted that thermostatic valves are present.

The vendor informed me that the boiler was installed in about 2006 and is regularly serviced, the last one being May 2017. A service is therefore due and it is recommended that this is carried out prior to exchange of contracts by a suitably qualified Gas Safe registered engineer.

Regulations for access and the location of boiler flues are constantly changing. Unless there has been a recent assessment of the flue by a Gas Safe registered engineer, it may be necessary to undertake costly alterations. A test is therefore recommended.

As a general comment, you should note that as the property is located in a hard water area, there is a likelihood that some scaling/furring of internal components may have occurred, which could reduce the efficiency or effectiveness of the system.

Some central heating plumbing was noted to run beneath the solid floor, should this plumbing become defective in the future then disruptive opening up procedure of the floor may be required. If you plan to upgrade the plumbing system pipework should be re-routed.

## DRAINAGE

Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system, nevertheless we found no signs of flooding or blockage on site.

Rainwater from the gutters discharges via plastic downpipes which are adequately secured to the elevations. These go directly into the ground via sealed connections. Given the age of the property it is likely that they discharge to soak pits rather than the drainage system; however, without making reference to working drawings I cannot confirm. These arrangements are considered serviceable.

My inspection followed a mixed period of weather over previous weeks where we have had quite a lot of heavy rain. We have had a lot of rain over the last couple of days and at the time of inspection there was no evidence of water-logging to garden areas or any other surface water issues. It is recommended that where at all possible, soft landscaping is maintained to aid surface water drainage.

The property is believed to be connected to the main sewer; however, conveyancers will need to confirm. There is a cast iron inspection chamber cover in the drive, giving access to the underground drainage system. The cover was lifted using screwdrivers. This conceals a deep brick/plastic chamber. The drains run towards the shared drive. There was no evidence of cracking or distortion to drainage channels and when I ran water through the system they were free-flowing.

Although there were no obvious visible defects to the drains following our inspection, clearly much of the drainage run is completely out of sight and therefore without carrying out a formal drainage test, we are unable to give you any assurances that they are completely free from defect. If you want to be absolutely sure, you will need to arrange for a drainage test to be undertaken which is something we can advise you on pending your further instructions.

Above ground drainage comprises a plastic gully on the left hand side which accepts waste water from the utility room and condensate from the central heating boiler. At the back of the property there is a further plastic gully accepting waste from the kitchen. The arrangements are considered serviceable. Pipework appears to be original which does tend to degrade with exposure to ultraviolet light and therefore you should give consideration to upgrading with modern plastic fittings in due course.

No testing or tracing of drainage runs were carried out.

#### **OTHER**

There are smoke alarms fitted to the property. These should be checked and tested upon taking occupation of the property.

A burglar alarm is fitted to the property. This was not tested and you should make enquiries of the existing owner to obtain documentation in respect of the burglar alarm to include entry codes, etc.

We advise the provision of a carbon monoxide detector near the boiler and in the sitting room if you are going to have an open fire.

The vendor informed me that the garden sprinkler system has been drained down to prevent freezing. The switch gear and pump mechanism is located in the garden shed. As I understand it there are no guarantees with the installation, but it is checked over every year, but none of this has been verified.

**GARAGE,  
GROUNDS &  
BOUNDARIES**

## 11. SITE & OUTBUILDINGS

To the front of the property there is a double integral garage. Access is via two metal up and over doors set into timber sub-frames. The external wall measures approximately 280mm which is considered to comprise a cavity brick/block detail, which has been rendered internally. There is a plasterboard ceiling and a solid concrete floor. The garage structure was found to be in an acceptable condition for its purpose. There is a door leading into the hallway. This appears to be of fire door quality, is self-closing and there is a step up, which is the correct arrangement. To the external wall there is some vertical cracking through the render. This is not mirrored externally and is considered to be shrinkage related and not a structural issue. There are fixed light double glazed windows. Without carrying out exposure work I cannot confirm the level of fire resistance between the garage and bedrooms above, but it is assumed that it complied with regulations at the time of construction.

To the rear of the property there is a conservatory structure. The vendor informed me that this is a replacement conservatory. This would appear to comprise a cavity brick base which supports a upvc double glazed frame and a pitched plastic roof. There is a lead flashing detail between the conservatory and rear elevation. The floor is formed in concrete and finished in tile and there are some power points and a radiator. The structure appears to be in an acceptable condition for its purpose and you should establish the existence and transfer of any guarantees.

Conservatories are not built with foundations of similar depth to the property and there will always therefore be a risk that they can settle away from the building. There were no signs of any movement at the time of inspection, but this kind of movement is a common problem and should it occur, expensive repair or replacement may well be necessary.

There is a shared gravel drive leading up to the subject and adjoining property. This then opens up into the gravel drive and parking area for number 34. The extent of ownership needs to be established but it is assumed that it is between the two brick pillars.

There are then lawn and border areas which have been maintained to an acceptable standard.

To the left hand side there is a paved path which leads into the garden. This is laid to lawn and borders and has been generally well maintained.

Boundaries at the rear comprise timber fencing on concrete and timber posts. Concrete spurs have been provided to the rear boundary which would suggest the posts themselves are rotting out towards the base and future ongoing maintenance must be expected.

At the front there is brick walling and timber fencing. One of the pillars to the left hand side could be moved by hand and although upright and no obvious cracking noted, some rebuilding or strengthening may be required in the future.

There is a section of fencing to the left hand side which it is presumed relates to the adjoining bungalow but this should be confirmed. This is beginning to fall into disrepair.

There is no evidence of any Japanese Knotweed that we could find in the garden; however, we cannot confirm definitively that this invasive shrub is not present. Should such a shrub exist within the garden, then specialist advice should be sought as to its eradication. We understand insurance against discovering Knotweed is available and this may be something you may wish to discuss with your Legal Adviser.

Your Legal Adviser should make enquires to find out the ownership and therefore the repairing liability of the various boundaries.

## 12. SUMMARY OF RISKS, SAFETY AND HEALTH ISSUES

- Allow for future strengthening of brick pillar to front wall.
- Modify internal glazing as required.

### ASBESTOS

Most properties built before 2000 are likely to contain some asbestos-based materials. However, the presence of asbestos would not necessarily constitute a health hazard unless these materials are disturbed, drilled, substantially damaged or replaced as a matter of course. However, occasionally high risk asbestos was used in residential buildings and whilst we have taken all reasonable care in our investigations, asbestos materials may be present in areas we were unable to access or in a form we are unable to identify. If this is found, then a licensed asbestos contractor will need to be employed for the removal of the material which will be costly.

## 13. COMMENTS FOR YOUR LEGAL ADVISER

### TENURE

Presumed freehold, your Legal Adviser should confirm this and that vacant possession is being given upon completion of the sale, and there are no onerous covenants restrictions or outgoings relating to the property.

### REGULATIONS

It is assumed that your Legal Adviser will be making routine enquiries in respect of the property. These should include confirmation that the road, footpath and main sewer have been adopted and all rights and responsibilities with regard to any rights of way that may exist.

You should ask your Legal Adviser to investigate and advise on:

1. That all necessary Statutory Consents were obtained and complied with relating to the construction of the conservatory as required.
2. If it is your intention to extend or alter the property, you should ensure that all necessary consents will be available to you prior to making a legal commitment to purchase.
3. Replacement glazing installed after April 2002 must comply with the new Building Regulations and in this respect there should be a certificate showing that the work was carried out by an installer who is registered under the FENSA scheme (a scheme which allows installation companies to self-certify that their work complies with the Building Regulations) or there is a certificate from the Local Authority.

**GUARANTEES**

You should ask your Legal Adviser to investigate and advise on:

1. The existence and transfer of any boiler maintenance contracts and related heating installation guarantees.
2. The existence and transfer of any guarantees relating to the double glazing and conservatory structure.
3. You and your Legal Adviser should make formal enquiries of the existing owner to find out if any other guarantees are applicable to the property. If any guarantees are made available they should be carefully inspected to see that they are still effective and would be fully transferable to you as the new owner.

**OTHER**

It is recommended that you and your Legal Adviser should make formal enquiries of the Local Planning Authority, so that you are aware of any development proposals which have been put forward in recent years which may affect the property.

If you are going to proceed with the purchase of this property, having read this report, you should give your Legal Adviser a copy of our report as soon as possible. You should ask that they should confirm not only the items set out in this section, but also the standard assumptions concerning legal matters, which we have made.

You should ask your Legal Adviser to investigate and advise on:

1. The ownership and maintenance responsibilities of perimeter boundary fencing and walls.
2. Any reciprocal rights you may enjoy with adjacent properties in relation to the maintenance of any structures situated near or on the boundaries.
3. That satisfactory legal interest exists in respect of the use, maintenance and repair of the shared driveway and what appears to be a shared drainage arrangement.

**14. SUMMARY OF CONDITION & RECOMMENDATIONS**

- ✓ None considered necessary.

**URGENT MATTERS**

**MATTERS  
REQUIRING  
FURTHER  
INVESTIGATION**

We would recommend that you should treat the following matters, all discussed earlier in the report, as matters where further investigations are required prior to exchange of contracts:-

1. Precautionary electrical test and advice on the cost of any upgrades required.
2. Precautionary gas and central heating test if there has been no recent service of the system.
3. Drainage test as required.

**MAINTENANCE  
ISSUES**

In addition to the items, which have been reiterated above, I would draw your attention to the following:-

1. Provide ventilation to the bathroom.
2. Pull back insulation within the roof space to ensure a proper through-flow of air.
3. Remove moss growth and pine needles from roof covering and gutters and reinstate gutter brushes.
4. Allow for renewal of external pipework as part of a future maintenance programme.

**15. BUILDINGS INSURANCE REINSTATEMENT COST**

We have calculated that this property has a gross external floor area of about 243 square metres.

For insurance reinstatement purposes, we would recommend a figure of not less than £325,000 (three hundred and twenty five thousand pounds). Any buildings insurance cover should be comprehensive to cover all risks to include subsidence and flooding.

The insurance reinstatement figure has been calculated in accordance with the Building Cost Information Service of the Royal Institution of Chartered Surveyors. These tables relate to conventionally constructed properties of cavity construction and therefore we would emphasise that the figure given above is for guidance purposes only and a more accurate figure can only be obtained from a Quantity Surveyor.

**SIGNATURE**

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**SURVEYOR'S NAME AND  
PROFESSIONAL QUALIFICATIONS**

TOBY PLENDERLEITH BSc, MRICS, MISVA

**NAME AND ADDRESS OF  
SURVEYOR'S ORGANISATION**

Christopher Green & Associates Limited  
13 Glasshouse Studios  
Fryern Court Road  
Fordingbridge  
Hampshire  
SP6 1QX

**ISVA MEMBERSHIP NUMBER**

2453

**DATE OF REPORT**

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