



# ISVA

Independent Surveyors & Valuers Association  
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# HomeSurvey

On  
address



**Name and Address of Client:** #

**Date of Inspection:** #

**Surveyors:** Christopher Green & Associates Limited  
The Old Barns  
Hillbury Road  
Alderholt  
SP6 3DD



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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 mid-terrace house.

We are advised by the current owners of the property that it was built in about 2007.

The front elevation of the property faces approximately due west.

### ACCOMMODATION

The accommodation is laid out as follows:

#### Ground Floor

- Entrance Hall
- WC
- Study
- Utility Area
- Kitchen/Dining Area

#### First Floor

- Sitting Room
- Bedroom 1
- En Suite Shower/WC

#### Second Floor

- Three Bedrooms
- En Suite Shower/WC
- Family Bathroom/WC

### CONSTRUCTION

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

The main roof is of pitched timber frame construction clad in manmade slates.

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

The ground floor is of solid construction.

### GARAGE & GROUNDS

No on-site garaging is available with the property.

On-site car standing is available to the front of the property. This comprises two allocated spaces. Enquiries should be made of the Management Company as to whether any overflow/visitors' spaces are available.

## LOCATION

The property occupies a roughly rectangular plot with gardens to the rear.

The property is on a site which slopes down from the front to the rear.

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

The roadway to the front of the property appears made up and adopted.

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.

Local shopping and other facilities are available in Salisbury which is about 1 mile distant.

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, the temperature was approximately 10°C at the time of inspection. This was preceded by a wet period of weather over previous weeks.

The property was fully furnished and floors were covered with carpets or other fitments at the time of inspection. The presence of fitments such as base units in the kitchen and bathroom, furniture and fittings, meant that not all floor and wall surfaces were accessible for inspection.

A number of stored items within the loft meant that not all surfaces were accessible for inspection.

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 below.

- There have been no structural alterations.
- There have been no recent repairs to the main structure or drains.
- The vendor is not aware of any easements or rights of way or boundary issues.
- There have been no insurance claims.
- The electrical system has not been tested.

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 road.

**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.**

We are pleased to report that the property is considered to be a reasonable proposition for purchase from a construction point of view. We found no evidence of any significant problems and cannot foresee any special difficulties arising on resale under normal market conditions.

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.

The floors were found to be level with no evidence of settlement.

**5. DAMPNESS, CONDENSATION & VENTILATION**

**DAMP PROOF  
COURSE**

Portions of a modern 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.

**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. The condition of the inaccessible areas cannot be reported upon and it should be noted that defects may exist.

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 via trickle vents in the main roof covering. 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 known whether the cavity walls contain insulation but it is considered unlikely and we therefore recommend that waterproof cavity insulation is installed to improve thermal efficiency in the property. 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 300mm which is satisfactory.

## 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.

## 8. THE EXTERIOR

### ROOFS

The main roof is constructed of conventional cut timber rafters and purlins with modern roofing membrane laid to the underside of the slates.

The main roof comprises a simple pitched design with manmade slates with half round ridge 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 slate courses with a good bond and the ridge tiles appear to be adequately aligned and bedded.

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

As a general comment, you should note that modern roof structures such as this are only designed to support the actual roof loading and not a large amount of stored items. You should therefore not overload the roof space.

The roof covering did not evidence any bow or deflection.

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.

#### **CHIMNEYS**

On the front elevation, there are two chimney stacks in existence, one of which appears to be shared with the neighbouring property. There is a further single chimney stack to the rear elevation present.

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

The stacks appeared in a good 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 the abutments of the chimneys and the main roof 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. The flashings around the dormer window set in the front roof elevation will also require periodical checking to ensure watertightness.

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

#### **GUTTERS & DOWNPIPES**

On all elevations these are of a pvc type.

Downpipes are also of a pvc type.

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 and their soakaways.

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.

The gutters at the front and rear are shared with the neighbouring properties.

One of the downpipe fixings on the front elevation was noted to be broken and this will require replacement.

**MAIN WALLS**

Detailing to external walls include cavity facing brickwork with part rendered elevation at first and second floor level to the rear.

Cavity construction is the normal form of construction found on houses from the mid-1930s to the present day, although many older houses have a variation of the same form of wall detail. As the name implies, cavity walls are constructed with two separate leaves of brick and/or blockwork - with a cavity between. The benefits of the cavity are that the wall cannot let water through its depth, whilst the air in the cavity offers improved insulation standards.

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 &  
EXTERNAL JOINERY**

To the front elevation comprises double glazed timber casement windows and a timber front door. To the rear the timber casement windows have been replaced with powder coated alloy patio doors. These appear to be in good condition. The timber casement units are unlikely to be as thermal efficient as more modern upvc units and some upgrading may be desirable in the future.

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 deterioration of the seals around the 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.

There is a Velux style window set into the roof at second floor level. This was not opened due to its height and enquiries should be made to the vendors whether there is a pole available to open it.

Lubrication of the window mechanisms is required.

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 and cement boarding fascias and soffits. No significant defects were observed to these items from a ground level inspection.

**BALCONY**

There is a cast iron decorative effect balcony to the front elevation and two Juliet style balconies to the main bedroom at first floor level on the rear elevation. These appear to be in sound condition but will require periodic painting to prevent corrosion.

**DECORATIONS**

External decorations are generally satisfactory.

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.

**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 second floor landing. The hatch door is vertically into the wall rather than horizontally into ceiling. There is no ladder; however, an electric light has been fitted.

The roof framework is formed using a rafters and purlins. The tiles are underscored with a modern roofing membrane which provides a secondary means of defence against wind-blown rain and snow. We cannot confirm how breathable the membrane is as they do vary in quality however there were no signs if condensation internally.

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 tile covering.

A large number of stored items require removal by the present owners.

Also located within the roof space is an unvented pressurised hot water cylinder and header tank.

As a general comment, you should note that modern roof structures such as this are only designed to support the actual roof loading and not a large amount of stored items. You should therefore not overload the roof space.

**CEILINGS**

These appear of a plasterboard type with a painted finish applied.

No significant defects were noted apart from minor hairline cracking which can be dealt with as part of the normal redecoration procedure.

**INTERNAL WALLS  
& PARTITIONS**

There are direct plastered and dry-lined internal walls to the main external elevations and internal partition walls are of solid masonry construction with a plaster finish.

Internally, the walls have been finished with paint and tiling.

At first and second floor level these are of a lightweight stud partition type.

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.

If, as anticipated, some internal redecoration is to be carried out further localised repairs will be necessary.

**CHIMNEY  
BREASTS, FLUES &  
FIREPLACES**

Internal wall finishes are dry-lined which will preclude the hanging of heavy objects without adequate fixings.

Within the dining area there is a wood burning stove present. It is understood that this wood burning stove was installed in 2010. We are unable to confirm whether or not this flue has been lined in accordance with the manufacturer's instructions. The use of wood burning stoves with unlined flues can be a fire risk as the tar from the flue gases deposited on the lining of the flue above the pipe can ignite, which will cause a fire within the flue. You are advised to have the flue swept and checked and, if necessary, a flue liner installed prior to further use.

**FLOORS**

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

At first and second floor level these are of timber suspended construction.

A level was placed on all internal floor surfaces which were found to be within reasonable structural tolerances.

In relatively modern properties, timber suspended floors will be finished in a chipboard which is not repairable if it becomes wet. If plumbing leaks do occur, replacement ceilings and floorings are often the only option.

There is creaking to the chipboard flooring on the upper floors. This can be caused by a number of factors, for example drying out of timbers resulting in a loss of dimension in the supporting joists and gaps developing between the various timber components. This then permits 'play' when the floor is walked on. The use of nails rather than screws can also be the cause or just general poor workmanship. To resolve the problem the floors will probably have to be lifted and additional fixings and supports provided. You should obtain advice and costings from a competent building contractor.

**JOINERY**

In the kitchen, there is a modern range of base units, work surfaces and wall mounted cupboards. These appear in good condition. Due to the construction they will require ongoing maintenance and adjustment.

Internal doors are all of a panelled type and are in serviceable condition although minor adjustments are required.

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**

Existing decorations were finished to a fair standard.

Some minor repairs to plasterwork and decoration may be required when existing decorations/fittings 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 cupboard by the front door. The meter is located on the external wall at the front of the property.

The consumer unit comprises modern miniature circuit breakers.

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 a box at the front of the property.

Gas appliances, including gas boilers, gas cookers and gas fires should be safety checked once a year and serviced according to the manufacturer's instructions.

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 cupboard by the front door.

The external stop valve is located in the pavement. 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.

It is understood that the numbers on the water meters may not correspond with the numbers on the houses and therefore a check should be made to ascertain exactly what meter serves the subject property.

Much of the pipework and plumbing is hidden from view and we cannot comment on those areas which are inaccessible.

Where visible wastes are formed in plastic with distribution pipework in copper 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 loft there is an unvented hot water storage system. Whilst no obvious visible defects were noted, no formal tests have been carried out. Its installation would have required Building Regulation approval, or alternatively it should have been installed by a competent person. This information needs to be verified by your Legal Adviser.

Sanitary fittings comprise an en suite shower, WC and wash hand basin to the main bedroom and an en suite shower to the front bedroom at second floor level together with a family bath, WC and wash hand basin at second floor level. There is a further separate WC at ground floor level in the hallway. These all appear to be modern and in reasonable condition; however, no tests have been carried out on the shower units.

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

## HEATING

Space heating is provided by the Glow Worm gas fired boiler located in at cupboard at the front of the property. Ventilation to the boiler is provided by a balanced 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.

All central heating systems should be serviced annually, and your legal advisor should request service records from the vendor. If none exists then the appliance should be checked prior to further use by a Gas Safe registered heating engineer. This should include a check and test of the flue.

You should obtain copies of any service records and if not available or if there is doubt as to when the boiler was last serviced, you should arrange for it to be tested by a suitably qualified Gas Safe registered engineer prior to making a legal commitment to purchase. The history of regular servicing, whether by the Gas Board, 3 Star scheme or other, is not a guarantee that the installation as a whole is entirely satisfactory.

## 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. These arrangements are considered serviceable. There is, however, a broken bracket to the downpipe at the front of the property and this will require replacing.

My inspection followed a wet period of weather over previous weeks. At the time of inspection there was no evidence of water-logging to garden areas or any other surface water issues.

The rain water gullies appear satisfactory where visible.

High ground water levels have become more of an issue in some locations since the storms of 2013/2014. It is important, therefore, to ensure that surface water drainage is maintained in good order.

The property is believed to be connected to the main sewer. There is a single inspection chamber cover to the front of the property. This was screwed down however one of the screws was stuck fast and we were unable to lift the cover to inspect the drainage runs. There were, however, no obvious visible defects to the drains to suggest any blockage leading to overflow but I am unable to give you any assurances as to the likely condition of the drains. If you want to be 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.

The drainage run is likely to be shared with the neighbouring properties.

No testing or tracing of drainage runs were carried out.

The internal soil pipe is boxed in and is hidden from view, preventing inspection and comment upon its condition. However no signs of dampness or disrepair were noted where the pipe is located.

#### **OTHER**

There are smoke alarms fitted to the hallway and landing areas. 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.

### **11. SITE & OUTBUILDINGS**

#### **GARAGE, GROUNDS & BOUNDARIES**

No garage is provided with the property.

There is a shed in the rear garden and enquiries should be made of the present owners as to whether this is to remain.

To the rear of the property there is a fully enclosed garden. This is predominantly laid to patio and timber decking. Some of the timber decking does appear to be decaying in places and some patch repairs will be required as part of ongoing maintenance.

Boundary fences are formed in timber and these appear to be in satisfactory condition.

Patios and paths are generally in good condition.

To the rear garden, there is a maple tree, which is located about 11 metres from the property. Whilst there was no evidence of any damage associated with the presence of the tree at the time of my inspection, I would recommend that it should be kept to a limited size. It is understood from the vendors that this was pruned approximately a year ago and ongoing maintenance should be anticipated.

There is a rear gate leading to the access road at the rear.

To the front of the property we understand that the boundaries are communal and are maintained communally which may be covered under the service charge. This should be confirmed by your Legal Adviser.

There is no evidence of any Japanese Knotweed or other invasive plants 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. 'Enquiries should be raised with the vendors asking if any specialist contractors' treatment works have been undertaken in respect of Japanese Knotweed or other invasive plants. Any available inspection reports or treatment guarantees should be supplied. Otherwise, it should be confirmed that no such invasive plants have been identified or personally dealt with. 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

### 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.

I can confirm that there have been no apparent extensions to the property.

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

1. 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.
2. 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**

All guarantees should be examined to ensure that they are effective and would be fully transferable to you as a new owner.

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.
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.

It is also imperative that your Legal Adviser makes formal enquiries to find out whether any active management company is in existence for the block as a whole and the extent to which maintenance has been carried out in the past.

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

1. Any reciprocal rights you may enjoy with adjacent properties in relation to the maintenance of any structures situated near or on the boundaries.
2. That satisfactory legal interest exists in respect of the use, maintenance and repair of the shared driveway area, shared guttering and party wall arrangement.
3. Adoption status of the road adjoining the property and whether there are any adverse easements, servitudes or way leaves affecting the property.

## 14. SUMMARY OF CONDITION & RECOMMENDATIONS

### URGENT MATTERS

- ✓ None considered necessary.

### 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.
4. Check and test of flue to wood burning stove.

### MAINTENANCE ISSUES

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

1. Replacement of broken downpipe bracket.
2. Ongoing maintenance to external joinery.
3. Additional fixings to squeaky floors at upper level.
4. Ongoing maintenance to timber decking area.

## 15. BUILDINGS INSURANCE REINSTATEMENT COST

We have calculated that this property has a gross external floor area of about 153 square metres.

For insurance reinstatement purposes, we would recommend a figure of not less than £300,000. 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.

**Inspection carried out by:**

**SIGNATURE**

.....

**SURVEYOR'S NAME AND  
PROFESSIONAL QUALIFICATIONS**

NIGEL KERNAN, MRICS, MISVA,  
RICS Registered Valuer

**RICS MEMBERSHIP NUMBER**

1124290

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

Christopher Green & Associates Limited  
The Old Barns  
Hillbury Road  
Alderholt  
SP6 3DD

**ISVA MEMBERSHIP NUMBER**

2440

**DATE OF REPORT**

02 January 2020