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Building Survey

Village Hall,
Station Road,
Harpham
East Riding of Yorkshire
YO25 4QZ

DMP/CS641/December 2020

15th December 2020

Village Hall,
Station Road,
Harpham
East Riding of Yorkshire
Y025 4QZ

Project Reference: DMP/ CS641/October 2020

Prepared by: K. Marling, B.Sc. FRICS,
Director

Signed:

Date:

Verified by: S. Delaney, B.Sc. (Hons), FRICS
Director

Signed:

Date:

Issue	Revised	Revised by	Approved by	Revision date

Contents

Introduction	4
General Particulars	4
Energy Efficiency Rating	5
Report Summary	5
Detailed Survey	10
External Elevations	10
1.0 Roof Area	10
2.0 Rainwater Goods	11
3.0 Brickwork – External Wall Areas	12
4.0 Damp Proof Course	13
5.0 Stonework Details	13
6.0 Windows	14
7.0 External Door Sets	14
8.0 Drainage Provision	15
9.0 Gullies	15
10.0 External Paved Areas	15
11.0 Boundaries	16
12.0 Landscaping	16
13.0 Outbuildings	16
14.0 Internal Survey	18
Roof Void	18
Room by Room Inspection	18
Services	23
Limitations of the Survey	25
Typical House Diagram	30
Typical Asbestos Location Diagram	31
Photographic Schedule	32

Introduction

Client – The Committee, Harpham Village Hall

Property – Village Hall, Station Road, Harpham, East Riding of Yorkshire, YO25 4QZ

Person Inspecting – K. Marling, B.Sc. FRICS & A. Lowsley, B.Sc. (Hons) MFPWS

Date of Inspection - Friday 11th December 2020

Weather Conditions – Overcast and Raining

Scope of Investigation – In accordance with instructions (provided as confirmed by our standard terms of engagement) we have undertaken a Building Survey and report on the property identified above. The scope of the survey is limited to a visual inspection of the building fabric to ascertain its condition restricted to those parts of the property that were accessible, exposed or uncovered (with the approval of the occupant) at the time of our inspection. No details of the original construction have been made available to us prior to our site visit. This report has therefore been prepared upon the visual evidence available at the time of our visit.

General Particulars

Harpham is a small village and civil parish in the East Riding of Yorkshire, England. It is located just south of the A614 road, approximately 5 miles (8 km) north-east of Driffield and 7 miles (11 km) south-west of Bridlington. The civil parish is formed by the village of Harpham and the hamlets of Lowthorpe and Ruston Parva.

The stand-a-lone hall is located on Station Road within Harpham and was originally constructed in 1933 and was quickly established as a community hub by the local Women's Institute.

The building is believed to have been constructed in load bearing cavity wall construction, which is completed internally with clay brickwork. A number of external piers have been constructed into the external wall to the side elevation to assist with the support of the roof trusses present internally.

The pitched roof structure was found to be provided with a cat slide element to the rear side elevation, extending over the ancillary accommodation to the building. The roof structure was believed to be covered with asbestos cement tiles laid with a lap (which is completed with clay angular tiles to the ridge detail). The roof provision discharges rainwater into ogee cast iron eaves gutters and associated rainwater fall pipes into the underground drainage system.

A circular steel Cupola vent is provided to the centre of the ridge to the main roof to assist with natural ventilation to the building.

PVC-u double glazed casement window units are present within the various elevations to the building (although 1 No timber fixed light exists to the rear side elevation). PVC-u door sets also provide access/egress to the main entrance and rear side elevation fire escape provision to the building.

Level entry to the front entrance is provided by the means of a cast insitu concrete ramp and associated steel handrail provision. Access is also provided by a set of steps casted at the end of the ramp.

Internally the accommodation within the building comprises of an entrance hall, open communal area, with male and female cloakroom provision and kitchen area.

Access onto the site is provided by a graded ramped provision covered with gravel aggregate which is shared between vehicles and pedestrians to the front elevation of the building. The entrance extends into the gravelled car park area which is retained by the surrounding ground levels.

Energy Efficiency Rating

It is not known if an Energy Efficiency Rating/performance certificate for the property has been produced (no evidence was found to be evident on the Governments website). An EPC measures the energy efficiency of a building, which is represented on a scale from A (most efficient) to G (least efficient). It contains information about a property's energy use and typical energy costs along with recommendations about how to reduce energy use and save money. An EPC is valid for 10 years providing there have been no substantial structural changes. As of 2018, EPC requirements will become tougher, meaning it will be unlawful to let residential or commercial properties with an EPC rating of F or G.

Report Summary

The age of the property and standard of construction of the period is reflected in the current condition of the building. The report summary below highlights a number of deficiencies which were identified during the inspection and should be brought to the attention of the client. A number of additional items have been identified within main body of the report which will also require attention long term.

External

- a) Externally a physical inspection (from ground level) revealed that the pitched roof area to the property was found to be covered with asbestos cement tiles laid with a lap.

In their undamaged form, asbestos roof tiles present no risk as the material is held firmly in place by the cement. However, the risk comes about when tiles begin to degrade and the cement weakens and breaks away, leaving asbestos exposed to the air. Damaged tiles with asbestos need to be handled and removed with extreme care using appropriate safety equipment. Similarly, any work that's done adjacent to these tiles which could have a high chance of breaking or damaging them, will also potentially increase the threat level to human health. It is however advisable that you monitor the condition of these tiles on a regular basis.

The asbestos cement tiles were found to be heavily covered with a moss growth across the provision. During storm conditions these will become detached and litter the gutters present. Issues will become evident if the face of the tiles becomes detached and enters the drainage system, releasing fibres.

A small number of tiles present to the catslide element (at the change of gradient) were found to be displaced (possibly following repair) and require reinstatement (to prevent potential loss during storm conditions). Care should be taken when accessing the roof to prevent damage to adjacent coverings.

Replacement of the coverings should be considered due to the age and life expectancy of the provision. A number of light weight coverings are available of the market that would be suitable for replacement. It is believed that no sarking membrane will be present under the tiles (as these are believed to be the original roof coverings) and will be required under any new coverings (the existing is believed to be laid over timber close boarding. Further advice/guidance to maintaining the provision is provided on the HSE's website for further assistance.

In addition, the mortar detail to the ridge tiles was found to be cracked and missing in isolated areas across the provision. Due to the levels of moss evident it could not be ascertained to the condition of the mortar to other areas. The defective areas will require cutting out/repointing to maintain the water tightness/integrity of the detail.

Joinery repairs were found to be required to the external softwood timber fascia/barge board present (especially the finials details which were missing above the gable elements) in a number of areas due to the levels of decay evident to the provision. All replacement timber should be tanalised treated in order to prevent decay occurring the provision. A good quality paint system should be utilised i.e. Dulux Weathershield in order to ensure that the life of the timber is extended.

Ideally, external redecoration of timber and cast/metal elements is recommended (including the rear of any rainwater downpipes) every 4 - 5 years, dependent upon the original age of the paint, its exposure to the elements and the material's properties. Where painting takes place outside this maintenance cycle, repairs should be expected. Ideally, re-decoration should be carried out during the better weather between mid-April and mid-September.

To the rear of the main roof area the chimney stack present appears to be terminated with a pre-cast concrete capping (once supporting the fireplace evident in the female cloakroom area). The mortar joints to the brickwork to the chimney stack were found to be open to areas securing the lead stepped flashing detail. An isolated area of lead flashing is displaced/missing and requires reinstating to maintain the weather tightness of the roof area/detail. P

The rainwater drainage from the roof areas was found to be provided by cast iron ogee gutters discharging into the underground drainage system. The end sections of the gutter provision to the rear side elevation of the building was found to be out of alignment with a back fall (to the end section away from the outlet) with leaks evident to other joints along the provision. The provision should be laid to a suitable gradient towards the outlets provided to ensure it drains as intended and prevent rainwater discharging onto the timber fascia/external wall below (causing the degrading of the provision). The bolted sections may require removal as part of the remedial work which will allow the treatment and redecoration of the rear of the provision, prior to refixing.

- b) The external brickwork to the building was generally found to be in fair condition although areas of open/cracked mortar was found to be evident (especially to the rear gable provision) in a distinct pattern, horizontally at approximately 340mm centres (4No courses) in locations across the wall area. The open mortar joints were found to have expanded from 10mm to 15mm in the locations of the cracking. Internally hairline cracking was evident (with loose areas of finish) to the plaster finishes.

Originally cavity wall ties were made to brace the inner and outer leaves of their walls, using iron or mild steel to ensure their stability, however, under damp conditions, iron or steel corrode. To prevent them from deteriorating, wall ties were coated in bitumen or zinc galvanised with a protective finish. However, over time, it is not uncommon for wall ties to corrode as a result of the protective coating breaking down. This is especially evident were the displacement of the mortar from the cracking allows increased levels of moisture/rainwater into the cavity (due to the expansion of the metal applying further pressure and cracking to occur).

Further intrusive investigation of the issue is required to the area by a competent contractor specialised in such work. Investigation is usually undertaken by locating the ties using a metal detector and then either removing a brick or the mortar or drilling a small hole and inserting an endoscope (a TV camera on a flexible probe) into the cavity to examine their condition. The replacement ties will be selected to suit the substrate evident in line with the Building Digest 401 guidelines. A guarantee is provided for the remediation work undertaken.

Areas of open/cracked mortar joints were found to be present in a number of areas and due to the issues experience to the rear gable element require repointing to prevent further corrosion of the cavity wall ties to other elevations of the building. A lime mortar should be utilised to allow thermal expansion of the elevations (which were found to be over 15.00Lm in length).

Due to the length of the uninterrupted lengths of masonry thermal movement of the brickwork has occurred in the gable wall in the form of stepped cracking (1 -2mm following the mortar joint in a stepped manner at low level (a number of courses above the damp proof course level). The co-efficient of expansion due to thermal/wetting of the brickwork occurs 1mm in every 1.00m length. Remedial work is again required to maintain the integrity against rainwater entry into the cavity evident. The cracking and eroded mortar apparent requires replacement with a lime mortar instead of the sand/cement mix present. The mortar requires removal to a depth of 25mm to ensure that enough new material is applied. Ideally an expansion joint should be formed within the elevation to allow expansion to occur to control the cracking present.

A number of redundant steel fixings brackets are also evident within the external walls of the property. Inspection revealed corrosion of the provision, has occurred causing expansion/pressure to be exerted to allow cracking of the mortar joints. Ideally the brackets require removal/reinstatement to prevent cracking to the brickwork long term.

Inspection of the airbricks providing a cross flow of ventilation to the timber suspended floor structure revealed that a number to the side elevation and the gable provision were found to be present at/below the soil/earth build up (with

1 No to the gable is covered with a steel plate. This will allow rainwater to enter the floor void and moisture to enter the fabric. The ground area around the provision should be reduced in level to prevent this from occurring.

A foundation stone was found to have been constructed with in the front gable element of the building above the level access ramp evident. The mould perimeter section to the stone present was found to be cracked with displacement evident to the lower section. Repair of the provision should be undertaken to prevent loss of the area, which may occur if rainwater entering the crack expands during extreme cold weather (during frost/ice) which will result in the loss of the stone. Due to the height of the provision this may do so onto the ramped area below.

The front entrance to the building was found to be provided with a pair of PVC-u framed doors (each door 630mm in width). In order to allow persons with disability to use the hall both doors would need to be opened. No electronic automatic closer is provided to power the doors. Ideally the doors should be replaced with a larger door and slave panel (the door 900mm in width). A push pad/radar operated provision should be considered to achieve compliance under the Equalities Act/Access statement/Policy.

- c) Externally inspection of the main front entrance to the site revealed that both vehicles and pedestrians utilise the same provision. No separation was found to be evident. The gradient of the provision was found to be severe and comprised of compressed material/gravel coverings.

Consideration should be given to the relocation of the pedestrian entrance due to the issues raised. A suitable level access provision should be considered to allow safe access to the main front entrance.

Internal

- d) Inspection of the fabric within the main hall area of the building revealed that a drop ceiling had been provided below the original provision in the form of a tongued and grooved softwood timber boarding. No inspection of the void above the ceiling and that below the main roof and cupola vent present, was provided due to the location of the access hatch being evident away from the perimeter wall (to allow access at height by ladders). Access by means of a tower scaffold to the hatch (above the stage) would require an assessment by a structural engineer to ensure the existing structure would accept the loadings implied.

It is prudent that that the void be inspected due to the condition of the roof coverings present, to establish if remedial work is required to the fabric/structure.

Areas of defective plaster finishes were found to be present extending from above the timber skirting boards up the face of the external/internal masonry walls (up to 500mm (above floor level) to a maximum height in areas). Readings undertaken with an electronic moisture meter of the areas is contained within the main body of the report. Inspection of the walls were no timber skirting detail was present revealed that the plaster finishes had been taken down to the surface of the cast insitu concrete floor structure.

Due to the age of the construction of the structure it is believed that no damp proof membrane exists within the concrete material. Due to the plaster finishes having been taken down to the surface, moisture is being drawn behind the plaster (degrading the wall/timber skirting in areas).

The floor structure was found to be covered with a safety vinyl floor in areas, whilst other areas remain uncovered (or provided with matting). The skirting provision requires removal along with the affected plaster finishes which should be replaced with a renovating plaster (to prevent salts contained within the wall degrading the finish). The floor areas should be refurbished (if not already done so) with a surface damp proof membrane under the vinyl sheet material to prevent long term failure. A coved skirting provision could be utilised within the areas as part of the flooring system in order to assist with maintenance (preventing high level of moisture from mopping of the floor areas on a frequent basis against the timber skirting details).

- e) It is recommended from our limited inspection that an inspection/test of the electrical installation to the building should be undertaken by a qualified electrician.

It is understood that one is planned. Periodic inspection ever 5 years or a percentage every year is required. The results of the inspection will highlight deficiencies with the current system identifying any remedial work required.

Test and inspection under statutory provision should also extend to the following (although not exhaustive):-

Due to the age of the property an Asbestos register and policy will be required to be provided under statutory provision. This should ideally be appended to any signing in to the property to ensure those maintaining the building are informed of the policy and procedures if suspected material is found to be present.

Sterilisation must be carried out to minimise risk of legionella Water services need to be sterilised to minimise the risk of legionella (under L8 Legislation 'Water Hygiene Legislation') – this particularly applies to hot water services and spray tap fittings etc. Previous record information of work undertaken would be extremely beneficial

A fire risk assessment will be required for the building under the 'Fire Safety Regulatory Reform' order a designated person within the company will be deemed responsible for compiling and maintenance of the information, as well as ensuring all users of the property are aware of all policies arising from it.

Access audit to evaluate the property in use for those with disabilities.

External Elevations

1.0 Roof Area

Pitched Roof Coverings

The main roof area of the village hall is provided with a pitched structure, with a catslide element/gradient evident to the rear side elevation. The roof area was found to be covered with an asbestos cement plain roof tile laid with a lap.

The asbestos cement tile coverings were generally found to be in fair condition although supporting a large degree of moss growth across the provision. To the rear catslide element in particular the change in gradient, a number of tiles are displaced, with repair evident.

The tiles along the top of the roof (the ridge tiles) are covered with angled clay profiled ridge tiles of a contrasting colour to the main coverings. The mortar pointing to the ridge tiles was found to be in fair condition although open/cracked/missing in isolated areas and should be repointed to maintain a watertight roof structure. Inspection of the provision was found to be restrictive due to the levels of moss growth evident to the mortar detail (each side of the ridge)

The verge detail at the junction of the gable external walls and the edge of the pitched roof coverings were found to be formed/completed with a painted softwood timber moulding fixed to the face of the bargeboard present. The detail was found to be in fair condition although minor decay of the timber was evident.

Bargeboards/Eaves Detail

The eaves detail of the main roof area has been designed to project from the face of the external wall; the projection producing a 225mm wide detail. A painted softwood timber fascia board is provided in order to support the guttering present to the side elevation of the roof areas.

The eaves detail was found to be open, exposing the timber rafter feet which have been decorated. The close boarding under the tiles can be clearly seen due to the nature of the detail. The decorative finish of the provision was again found to be in fair condition.

The bargeboard detail to the gable ends of the building were found to be constructed of painted two piece section of softwood timber mitred at the joint with the ridge (a softwood moulding is present to the edge of the provision). The timber has been finished with a paint application which is in a fair condition. However minor levels of timber decay were found to be evident with joinery repairs required (especially to the front/rear gable elements were replacement of the missing finials are required). Any replacement timber boarding should be tanalised treated with a section to match, prior to redecoration being undertaken.

Ideally, external redecoration of timber and cast/metal elements is recommended (including the rear of any rainwater downpipes) every 4-5 years, dependent upon the original age of the paint, its exposure to the elements and the material's properties. Where painting takes place outside this maintenance cycle, repairs

should be expected. Ideally, re-decoration should be carried out during the better weather between mid-April and mid-September.

Cupola Vent Provision

The main roof area of the building is provided with a circular steel ornate cupola vent located on a raised plinth above the centre of the ridge. A lead upstand and associated flashing detail is provided to form a watertight joint with the roof provision. The steel cupola is finished with a decorative paint application which is degraded/flaking with surface corrosion present. The lead sheet provision to the upstand detail is soiled due to the lack of an adequate drip detail from the steel cupola provision, although performing as intended. The fixings/cover caps securing the cupola were found to be present across the upstand detail.

To the rear elevation of the building, the original chimney (to the fireplace present within female cloakroom area) has been reduced in height and capped off with a precast concrete capping. The lead flashings to the sheet provisions are still evident. However, sections are displaced/an element missing with the mortar joints securing the provision open. The flashing detail requires chasing into the mortar joint of the brickwork to a depth of 25mm and then re-pointed with a suitable lime mortar to form a watertight joint.

2.0 Rainwater Goods

The rainwater drainage provided to the roof area was found to be provided with 100mm ogee/cast iron gutters. The guttering was found to be fixed to the fascia evident to the eaves of the property.

The guttering was found to be in fair condition and generally performing as intended. However, leaks were found to be evident in isolated locations at the time of the survey to the rear side elevation of the building. This was further enhanced by the displacement of the end section of cast iron guttering to the area (which is providing a back fall away from the outlet/fall pipe). The defective sections/fittings require removal, cleaning down and re-seating/re-jointing in order that the provision performs as intended.

The internal face and back of the cast iron gutter requires treating with a specialist coating in order to prolong their useful life, as part of the redecoration programme for the building.

The rainwater drains from the roof area and discharges into the underground drainage system (located to the elevations of the property) via 80mm diameter cast iron rainwater downpipes. The rainwater downpipes are fixed to the external walls of the property with suitable brackets/fixings.

The downpipes were generally found to be in fair condition and performing as intended. However, the joints to the pipework require sealing with a bituminous caulking material during the redecoration of the provision.

3.0 Brickwork – External Wall Areas

The external walls to the property were believed to be constructed in 255mm load bearing cavity construction (constructed with an air gap between the external and internal faces of the wall due to the age of construction) with the external skin in faced imperial brickwork (laid in stretcher bond) and internal skin believed to be also clay brickwork.

The design of cavity walls makes them relatively unstable and they depend upon the wall ties present. Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. As there is no access to the cavity, it has not been inspected and we cannot comment on the presence/or condition of wall ties. However, to the end gable of the property cracking within the bed joints of the brickwork at approximately 340mm centres (4 courses) in isolated areas in particular to the left hand section of the wall, which may indicate corrosion of the tiles has occurred. Further intrusive investigation is therefore required to determine the extent of the issue.

The brickwork was found to be constructed/bonded/repointed in a combination of gauged lime/sand/cement mortar and pointed with a recessed joint.

The mortar joints to the brickwork were generally found to be in poor condition, with areas of defective pointing evident to the perimeter of the building. The joints should be raked/chased out to a depth of 25mm to provide a good bond and re-instating with lime mortar suitable for the location to match, to prevent rainwater entry into the cavity.

The use of a sand/cement mortar has caused the spalling of the brick faces in isolated areas to the external walls. Due to the inability of moisture contained within the wall to escape due to the strength of the mix during periods of cold weather. The frost has caused expansion of the moisture, forcing the brick facing to fail.

A number of brickwork details have been formed to the elevations of the property with the provision of 4No 470 x 120mm brick piers (to the side elevation) believed to aid the support of the steel lattice trusses internally. A further provision in the form of 2No 355 x 120mm piers to the front gable is also evident (between the foundation stone).

Inspection of the structural openings above the window/door provision to the building revealed that timber lintels are incorporated within the cavity wall construction externally.

The lintels were found to have received a decorative paint finish which has begun to crack/decay across the provision due to the exposed nature of the building and will require remedial to extend their useful life.

It was evident that brickwork repairs had been undertaken to the rear side elevation. The brickwork has been repaired/patched to redundant openings with a facing brickwork to match. The repairs have been undertaken in a sympathetic manner with a good level of workmanship.

The external walls of the property were inspected as to evidence of significant/localised structural movements. Inspection of the external walls at salient points did not indicate this or settlements to the brickwork. However, some

local stressing was occurring in the brickwork, manifesting itself in the stepped cracking within the mortar to a width of 2mm to the corner element of the gable wall. The cracking evident was believed to have occurred due to normal expansion and contraction due to thermal or moisture movement in the brickwork. The coefficient thermal expansion of brickwork occurs at a rate of 1mm every 1.00m of uninterrupted lengths of masonry. Such cracks tend to open up and move with temperature and moisture changes in the structure. The length of the building found to be approximately 15.00Lm to the side elevation.

Redundant cable clips have been left in the mortar joints and these should be removed to prevent staining of the brickwork from the corrosion process of such items. Due to corrosion of mechanical fixings to the external wall adjacent to the front entrance, expansion of the mortar joint has occurred.

Air Bricks

Air bricks have been incorporated/built into the external walls to the perimeter of the property in order to provide ventilation to the timber sub floor to the ground floor structure. The provision to the elevations was found to comprise of 230 x 160mm clay air bricks. 1N^o to the front gable, 3N^o to the side, 2N^o to the rear gable. The provision has not been provided to the rear side elevation (due to the solid floor construction present to the accommodation) of the property.

The air bricks were generally found to be located 1N^o course of brickwork above the finished ground level, with the exception to a number to the side/rear gable which are present at or below the earth/soil provision evident. Ideally the ground area abutting the external wall of the property in areas should be reduced in order to prevent rainwater entering the sub floor through the air bricks present, potentially causing decay to the floor structure present.

The air bricks/cast iron grilles were generally found to be in fair condition. Although 1No to the rear is covered over and should be reinstated. An inspection of the ventilation provision should be undertaken, and any debris removed to the face of the air bricks to allow the sub floor to be vented adequately and prevent condensation occurring to the void.

4.0 Damp Proof Course

A horizontal damp proof course (DPC) is required to prevent excessive moisture rising up from the ground into the fabric of the building due to capillary attraction. Ideally, the damp proof course should be located 150mm (2N^o course of bricks above the finished ground level).

A visual inspection of the brickwork revealed a bitumen DPC was evident and located 1N^o course above the finished level of the external ground levels. The damp proof course diminished as a consequence of the levels of the soil/ground levels to the rear and the front elevation concrete ramp provision which was causing a bridging at the detail.

5.0 Stonework Details

Dressed stone foundation stone and sub-cills have been bonded into the external brickwork of the property.

The features were found to be in fair condition and remain in their natural finish, however an element of cracking was present to the foundation stone side moulding with open joints also present.

The joints should be cut back and repointed with a lime mortar containing stone dust to replicate the colour of the natural finish present.

6.0 Windows

The property is provided with natural light and ventilation by the provision of PVC-u framed casement window units, although 1 No small timber fixed light is still evident to the rear side elevation.

The PVC-u windows were generally found to be in good condition and performing as intended. The decorative finishes evident to the timber window were found to be in poor condition.

A PVC cover trim has been provided between the windows and external walls to seal the joints of the property were found to be in fair condition and performing as intended.

The windows are provided with double glazed sealed units with cloakroom areas provided with obscured patterned glass. The glazing is held in place with internal PVC-u glazing beads.

7.0 External Door Sets

The main front entrance to the property is provided with a double white PVC door set. The doors have been fabricated with a frame section in a 2xg configuration with a low-level insulated PVC faced panel.

The doors are hung in a PVC-u frame (with rebated linings) with 1½ pair of hinges and provided with the following ironmongery: -

- 1 No double glazed obscured vision panels to the doors,
- 1 No pair of white finish lever handles.
- Cylinder lock.
- Multi-point locking mechanism.
- Each leaf of the double door set was found to be 630mm in width.

The doors were found to be in fair condition and operated as intended.

The main rear side elevation entrance to the property is provided with a white PVC door set. The door has been fabricated with a frame section incorporating a central insulated decorative tongued and grooved effect PVC faced panel.

The door is hung in a PVC-u frame (with rebated linings) with 1½ pair of hinges and provided with the following: -

- Panic bar fire escape ironmongery.
- Weather bar fixed to the bottom rail.

The door was found to be in fair condition and operated as intended.

An inspection of the main entrance doors revealed that the squares of glass to the double glazed unit had been etched to state that they complied with the safety standard for impact resistance BS EN 12150 toughened glass. The lower squares of glass were located 1400mm from the finished floor level. In line with the critical impact standard for safety glass the lower squares of the door/side screens require upgrade to ensure compliance (those below 1500mm).

8.0 Drainage Provision

Foul Drainage

It is believed that the property is connected to the public sewer and the foul and surface water drainage discharges into the main drain in the same system in 150mm diameter pipework. The pipework is laid to a fairly flat gradient. The system consists of a combined drain that takes both surface water (rainwater) and foul water (from cloakroom/kitchen areas).

Manholes

A drainage manhole was found to be located to an area adjacent to the front entrance ramp provision. The brick built manhole was found to be provided with a pressed galvanised steel cover and frame with an invert level of approximately 625mm.

Access was provided and the manhole chambers inspected and revealed 1N^o incoming connections. The main channel is of salt glazed 150mm pipework half round profile connected to the underground drainage system. Inspection and water testing of the chamber revealed it to be performing as intended.

The sand/cement benching to the chamber was in fair condition although minor elements were found to be missing.

9.0 Gullies

Gullies are provided to external rainwater downpipes/foul drainage connections to the perimeter of the property. The gullies were found to be constructed of a salt glazed finish with concrete surrounds. Cast grates were provided to prevent large items of debris blocking the underground drainage.

The gullies were found to have a build-up of debris to the grate. This requires clearing to prevent obstructions to the drainage runs.

10.0 External Paved Areas

The hardstanding areas to the property have been provided with a cast insitu concrete construction.

The hardstanding areas were found to be in fair condition and laid to a gradient away from the building to assist in the removal of surface water. However the rear provision is constructed against the face of the external wall, although found to be one course below the damp proof course evident.

External Steps

Steps and a level access ramp have been constructed to provide access to the front entrance to the property. The steps and ramp were found to have been constructed with a cast insitu concrete with a 50mm round powder coated steel handrail (1.10m in height) incorporating a 110mm steel powder coated upstand/kerb detail.

The steps and ramp provision were found to be in fair condition and performing as intended with the change in level highlighted with a paint application.

Vehicular Access

The property is provided with a vehicular access (shared with pedestrians) to the front elevations. The vehicular hardstanding was found to be provided in gravel coverings which is graded up onto the site from the road due to the elevated nature of the site. The provision was found to be in fair condition, although gravel was found to be displaced on the road surface. A vehicular crossing is provided across the area to the front of the property.

11.0 Boundaries

The boundaries to the front/rear of the property are demarked/comprise of a combination of: -

- 1.30m high mixed hedge in areas.
- A 1.26m high post and rail wrot timber fence secured with timber posts. The fence was found to be in fair condition to the provision.

Gates

A pair of round bar galvanised steel farm gates have been provided to access the front/external area of the site, which is provided with a 3.70m wide opening.

12.0 Landscaping

The property is provided with a grassed area surrounded by a small number of mature trees/shrubs and plants to the rear of the building.

13.0 Outbuildings

Rear Storage Provision

The single storey storage provision evident to the property was found to be constructed against the rear side external wall of the property. The provision was found to be constructed in load bearing masonry with half thick brick external walls. The element of masonry wall over the access door into the provision, was found to be displaced and requires reinstating

The roof provision to the area was found to comprise of a load bearing timber mono pitched structure. The roof structure is finished with trapezoidal steel profiled roof sheets laid with a lap. Inspection of the provision revealed cut edge corrosion of sheets to be present with the plastisol finish lifting/soiled.

Inspection of the external wall plate provision securing the sheets/coverings revealed it to be tied to the brickwork by 2No steel 'T' hinges.

No gutter provision is evident to the edge of the roof sheets to drain the area and prevent rainwater discharging down the wall face.

Access is provided into the area via a provision which is timber ledged, braced and batten door provision which is fitted with a Suffolk latch which was seized. The door was found to be in fair condition and decorative order.

Internally the cast insitu concrete construction was found to be in fair condition, although the majority was concealed by the storage/chairs evident in the area.

14.0 Internal Survey

Roof Void

Roof Timbers

It was not possible to inspect the roof structure of the property due to the configuration/construction of the hatch evident, which requires further access equipment to obtain access.

It is unknown if any levels of insulation are evident within the void present. Exposed elements of the steel truss and purlin arrangement to the roof structure is evident (with the remaining structural elements concealed with timber tongue and grooved boarding). A timber purlin is also evident to the side elevation ancillary area roof structure. Where exposed the roof structure appeared to be in fair condition and performing as intended.

Room by Room Inspection

Ceiling Construction

The ceiling areas to the rooms within the ground floor of the dwelling are believed to be finished with a combination of plasterboard and skim decorated with emulsion paint/tongued and grooved pine boarding with a varnish finish.

A plywood sheet material (unfinished) was found to under-draw the roof structure to the catslide element of the rear side elevation ceiling area.

The ceilings were generally found to be in fair condition, although minor/hairline cracking was evident as a result of thermal expansion of the finish in isolated areas to the male cloakroom area. These areas should be addressed during re-decoration of the area with decorator's caulk. Minor cracking was also found to be evident at the junction of wall and ceiling finishes to a number of rooms.

Areas of the ceilings were found to be covered with condensation mould growth due to the lack of ventilation to the female cloakroom in isolated locations. Once the ventilation issue is resolved the mould growth requires removal and an application of mould inhibiting paint on completion.

The timber tongue and groove boarding to the entrance lobby was found to be water stained in areas, this is believed to be as a result of a roof leak to the area (at the change in gradient where the tiles have been reinstated).

Wall Areas

The wall and chimney breast areas of the internal rooms were found to be constructed of load bearing masonry. The masonry wall areas were found to be finished with gypsum plaster.

The walls throughout the property were found to be finished with a combination of the following: -

- Emulsion paint.
- Ceramic wall tiling.
- Timber softwood pine panelling at low level.

The finishes to the wall areas were generally found to be in fair condition and decorative order. However, minor cracking of the plaster finishes was evident as a result of thermal expansion in a number of isolated areas. The cracking should be addressed during re-decoration of the area with the application of a decorator's caulk.

Areas of plaster were found to be heavily cracked and become detached from the background wall construction especially to the front and rear gable elevations. The plaster should be cut back and replaced with new finishes/boarding (depending on the area removed). Investigation to the cause of the failure should be undertaken and any remedial work undertaken to prevent re-occurrence.

Water ingress/damp staining is evident to the wall finishes in a number of areas to the side elevation wall within the cloakrooms/entrance lobby with areas loose/flaking in isolated areas, (with corrosion staining evident surrounding the cast iron fireplace to the Female Cloakroom). The wall coverings should be removed, and defective plaster should be cut out and replaced with a renovating plaster (to prevent the salts returning) once any defect has been rectified. The decorative finish to the walls was found to be in fair condition.

Further investigation revealed that the plaster finish (where exposed) was found to terminate at the junction with the concrete floor level. Due to the lack of a damp proof membrane evident within the concrete floor structure (due to the age of the construction), this will enable moisture to wick up from the surface causing the staining present. This may have been enhanced by the mopping of the floor finishes with water/cleaning solution.

Condensation mould growth is also present to the wall surface within the female w/c as a result of the lack of mechanical ventilation provided to the area.

An electronic moisture meter was utilised to ascertain readings within the wall plaster finishes of the external wall areas/chimney breast to the ground floor of the property (where access was provided). The following readings were found to be evident: -

Location	Position	Moisture Reading
Side elevation wall to the front elevation entrance lobby.	Skirting	53.8%
	200mm	54.3%
	300mm	58.9%
	400mm	21.1%
	500mm	19.3%
	600mm	13.1%
Side elevation wall underneath the window within the gentlemen's W/C.	Skirting	27.9%
	200mm	31.5%
	300mm	21.0%
	400mm	19.2%
	500mm	44.0%
	600mm	50.8%
Side elevation wall to the right hand side of the door within the kitchen.	Skirting	18.5%
	200mm	10.9%
	300mm	11.2%

Internal wall within the ladies W/C near to the cast iron fire place.	Skirting	23.0%
	200mm	50.8%
	300mm	16.6%
Rear elevation wall within the ladies W/C.	200mm	36.8%
	300mm	15.2%
Front elevation wall within the main hall near to the entrance lobby wall.	Skirting	75.4%
	200mm	99.9%
	300mm	98.9%
	400mm	27.5%
	500mm	16.5%
Side elevation wall within the main hall near to the central pier.	Timber boarding –	11.8%
	100mm	
	Timber boarding –	12.1%
	200mm	
	Timber boarding –	10.2%
	300mm	

Random readings with an electronic moisture meter were also taken across the surface of the wall and no significantly high levels of dampness (above 20%) were recorded suggesting that any damp proof membrane present is performing effectively.

It is believed that the likely cause of the high levels of moisture experienced was attributed to areas of defective plaster finishes which were found to be present extending from above the timber skirting boards up the face of the external/internal masonry walls. Inspection of the walls where no timber skirting detail was present revealed that the plaster finishes had been taken down to the surface of the cast insitu concrete floor structure.

Due to the age of the construction of the structure is it believed that no damp proof membrane exists within the concrete material. Due to the plaster finishes having been taken down to the surface, moisture is being drawn behind the plaster (degrading the wall/timber skirting in areas).

The significance of any moisture readings above 20% appertain to the relation of any timber remaining in contact with the walls (i.e. floor timbers etc.) which causes decay above this level. These levels of moisture can lead to fungal decay, insect infestation as well as health issues to occupants of the property. Remedial works will need to be considered should these levels of moisture (and above) be experienced.

Windows

The PVC-u/timber windows to the property have been designed with a combination of top/side hung casement opening lights/fixed units/timber pivot windows.

The windows have been provided with Espagnolette locking mechanism (to the PVC-u opening lights), white finish locking handles.

On inspection the windows were found to be locked with no key provided/evident to test the provision. Although lacking the provision of any trickle ventilators to provide for background ventilation. The timber pivot windows were found to be painted shut and should be eased to provide adequate ventilation.

The installation date of the replacement windows is unknown but if this occurred after April 2002 then the windows should have been fitted with a 450mm wide fire escape opening. In a fire, smoke can quickly trap occupants in a room and the small size of the opening to the window will prevent escape. An application under the Building Regulations or by a contractor registered by FENSA/other certified Government approved trade association whose members can self-certify that the installation meets the building regulation requirements is now required for the replacement of windows.

Internal Doors

The doors leading into the rooms within the property are generally found to be 2030 x 800mm hung in softwood rebated linings and a double door set of 600 x 2030 to the front entrance lobby. The doors comprise of a combination of softwood framed with timber panel inserts.

The doors were found to be hung on a pair of butt hinges and provided with a combination of brass finish knob handle furniture. The doors have been finished with a gloss paint finish and are in fair decorative order.

Floor Construction

Ground Floor Area

The side elevation ancillary ground floor areas of the property were found to be constructed with a cast insitu concrete, overlaying a hardcore sub-base, supported off the ground. Owing to the provision of the floor coverings to a number of areas of the area, the condition of the concrete finish could not be fully ascertained. It was not possible to lift coverings (due to the legal arrangement with the current owners of the property) and confirm whether any defects or other deterioration had occurred to the surface of the concrete flooring to those areas.

The floors were found to be generally in fair condition (where exposed) but further investigation should be provided (by removal of the floor coverings). Floors such as this should incorporate a damp proof membrane to limit or prevent rising or penetrating dampness but unfortunately, one cannot confirm whether one is present without destructive examination. It is believed due to the age of the provision that this is not the case.

Many older solid floors (usually before the 1940's) did not contain a barrier to prevent dampness migrating from the ground (now referred to as a damp proof membrane or DPM). Many older floors are not provided with a concrete hardstanding and instead consist of a layer of clay tiles or stone flagstones laid directly on consolidated earth. This construction is more susceptible to damp issues than those laid with a concrete hardstanding.

Floors of this construction rely on moisture gradually passing through the floor and evaporating harmlessly in the property. In these circumstances the use of any impervious floor coverings should be limited (i.e. vinyl sheeting, ceramic floor tiles, foam backed carpets) as these will prevent any moisture movement from the construction, creating damp issues to occur.

A suspended timber structure has been provided to the main hall area of the ground floor of the property. A suspended timber floor usually consists of timber floor joists spanning the ground floor, supported on sleeper walls (usually brickwork) vented via airbricks within the walls. This type of floor needs a cross flow of air circulation

within the floor void to reduce deterioration from decay due to the levels of moisture that may be present.

The general arrangement with floors such as this is that the floor joists span into the external walls of the property. The joist ends are normally in direct contact with the wall and as a result can be subject to high levels of moisture. Quite often, some timber deterioration can occur to the joist ends and, whilst none was detected during our inspection, without complete exposure of each joist end timber, decay in these areas cannot be absolutely ruled out. Typically, this decay takes the form of wet rot, although in some circumstances dry rot has been known to develop in such areas, should the right conditions occur.

Should the opportunity to expose floorboards, perhaps when carpets are being renewed, floorboards should be lifted, and timbers inspected for woodworm or fungal attack.

It is essential if a suspended timber construction is present that adequate cross flow ventilation (from front to the back of the property) exists to the floor void to prevent condensation and subsequent decay of the members occurring. Any provision made to provide adjoining areas of solid construction such as concrete, should include the necessary ductwork from the existing air bricks, under the floor and terminate on the external wall of the property (in the form of an air brick).

Floor Finishes

The floor areas within the property were found to be finished with a combination of the following materials: -

- Vinyl sheet.
- Timber pitch pine to the main hall area.

The floor coverings were generally found to be in fair condition.

Mouldings and Joinery Elements

The junctions between the floor and wall areas to the perimeter of some of the rooms were provided with a softwood 150mm deep Torus skirting. Other mouldings in the form of 75mm wide Ogee architrave are present to the internal door sets.

The mouldings have been finished with gloss paint and are in fair decorative order. The fixings to the timber skirting board have corroded in a number of locations to the cast insitu concrete floor areas.

Furniture/Fittings

Cast iron fire surrounds have been provided to the chimney breast to frame the opening to the female w/c within the property. The provision was found to be in fair condition, although is believed to be capped off.

Female W/C Provision

The female w/c was found to be furnished with the following fittings: -

- Vitreous china wall mounted washbasin with chrome cross head taps and Redring water heater.
- 2No (1No comfort height) vitreous china close coupled WC suite with lever flush.

The waste pipework within the cloakroom area was found to be exposed in part.

Male W/C Provision

The male w/c was found to be furnished with the following fittings: -

- Vitreous china wall mounted washbasin with chrome cross head taps and Redring hot water heater.
- Vitreous china low level/close coupled WC suite with lever flush.

The waste pipework within the cloakroom area was found to be exposed in part.

Kitchen Area

The country style kitchen units are provided with a combination of: -

- Wall units.
- Larder units (within the male w/c).
- Base units.
- Sink base and provided with an inset composite 1½ bowl and drainer sink.

The kitchen is provided with 38mm thick post formed melamine faced worktops over the base units. A ceramic tiled splashback is provided above the work surfaces up to the underside of the wall units.

Services

Electrical Services

The property was connected to a mains electricity supply with a 120amp three phase service. The incoming main and meters terminated in the entrance lobby area of the property with an additional distribution board located within the kitchen with earth cross bonding visible.

The mains electric distribution board for the property is fitted with visually compliant earth leakage fuses complete with cover and is in good condition.

No tests on the installation were undertaken during the survey (we are not appropriately qualified to undertake such technical examination of the system).

During the course of our survey, (where exposed areas of the electrical installation were apparent such as the lights/sockets), they seemed to perform as intended. Where exposed, the cable distribution to the circuits appeared to be PVC twin and earth type cabling.

Further inspection revealed that lighting provision to the property was found to contain ceiling mounted fluorescent fittings and wall lights.

Power supplies are provided to various rooms/areas within the property with the aid of single/double switched sockets, fused spur outlets and 45amp cooker point.

No mechanical extraction fans have been installed within the property in order to achieve the necessary number of air changes/remove high levels of humidity.

The Institute of Electrical Engineers (IEE) recommends that all commercial wiring systems should be inspected and tested at intervals not less than 5 years. We therefore recommend that a "Period Inspection Report" (PIR) be completed, and the documents supplied must not only include the Certificate but also the "Schedule of Tests" which have been carried out and a "Schedule of Test Results". This PIR

will provide a concise overview and indicate whether upgrading is required, as well as dealing with principle faults, if any, for attention. This PIR must be obtained from a certified electrician.

Telephone/IT/Television Provision

Inspection revealed that the property was connected to a telephone service and connection boxes were located in a number of rooms to the ground floor areas of the property.

Security/Fire Detection System

The property was not fitted with mains operated smoke detectors or alarm system.

Hot Water and Heating System

The main production of hot water to the property is provided via a Santon electric water heater.

The main form of heating within the property is provided via electric wall mounted oil filled radiators incorporating a time clock function.

The property is still currently served by an open fire within the chimney breast to the female w/c area of the dwelling. To work efficiently the open fire needs the flue of the chimney to draw the combustion gases up to the outside air. As a consequence, good ventilation to the room is required to replace that consumed by the combustion process of the fire. If the ventilation is inadequate the fire will not burn effectively which will pose a safety hazard to occupants of the room due to the combustion gases.

The Solid Fuel Advisory Service recommends that solid fuel and wood burning appliances should be safety checked annually by a registered competent person for such appliances. It is also recommended that flues and chimneys are also swept regularly. The legal representative involved with the purchase of the property should ascertain that both these actions have been undertaken within the last 12 months. This provision is believed to be capped off and no longer in use.

Cold Water System

The incoming water main appeared to be located in the male w/c. Cold water was supplied at the usual draw off points within the property, these were individually operated, but no tests were undertaken. Internal water distribution within the property was found to be provided by means of a combination of copper/PVC pipework, which was visually in fair condition where visible and accessible.

The mains controlling isolation stopcock for the water supply into the property was found to be located male and female w/c. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

Limitations of the Survey

The following restrictions have been placed upon the survey due to the current legal arrangement with the current occupant/owner of the property: -

Externally

- 1) Chimney stacks, flashings and soakers were observed from the ground.
- 2) Roof slopes were observed from ground level utilising binoculars as required.
- 3) Roof spaces where there was no access hatch have been excluded.
- 4) Gutters, downpipes, and gullies (unless raining at the time of inspection it will not be possible to state the water tightness of the rainwater fittings).
- 5) Main walls (examined mainly from the ground level and foundations are not opened up for examination).
- 6) Damp proof courses and sub floor ventilation.
- 7) External joinery including window and door frames examined as far as possible – mainly restricted to internal inspection only.
- 8) Exterior decoration and paintwork – general condition only being noted.

Internally

- 9) Ceilings, walls, and partitions inspected from floor level.
- 10) Fireplaces, flues, and chimney breasts – although the condition of the flues or presence of flue liners is omitted.
- 11) Floors – surface of all uncovered floors is inspected as far as practicable, but fixed floorboards are not lifted, accessible corners of fixed coverings will be lifted sufficiently to identify the nature of the finish beneath.
- 12) Dampness – damp meter readings are made where appropriate at the external, internal and floors but without moving heavy furniture/fittings, fixtures and damaging wall finishes.
- 13) Internal joinery – including doors, and built in fitments – general comments only.
- 14) Internal decorations – general comments only.
- 15) Woodworm, dry rot, and other timber defects (defects revealed by the examination of the structure but exclude those areas of the building which are covered, unexposed or not readily accessible).
- 16) Thermal insulation (overall comment is made in connection with visible areas, but it may not be possible to verify the information given or the condition of the material).

Services

- 17) Electricity – visual inspection only.
- 18) Water, plumbing and sanitary appliances – visual inspection only.
- 19) Hot water and central heating (internal heating appliances normally require a flue liner, but a visual inspection does not always reveal that one has been installed).
- 20) Underground drainage – (a visual is made where it is possible to locate and raise the covers of inspection chambers).

General

- 21) The site – general reference is made and only significant defects in boundary fences, walls, retaining walls, paths and drives are reported with reference to such features as flooding and tree roots included where applicable.
- a) The surveyor has utilised a ladder of at least 3 metres (10 feet) in length in order inspected a number of restricted areas. Inspection of the areas was

undertaken safely with this ladder from ground level, from a suitable vantage point within the property and the grounds. The survey was undertaken within the guidelines of the RICS publication "Surveying Safely".

- b) High level elements of the building such as roof surfaces, chimneys, and gutters, were inspected from ground level and the accessible upper storey levels with the aid of binoculars, or from available vantage points within the curtilage of the property. It was raining during the inspection, and the surveyor was able to confirm (as far as possible) that such areas are watertight. Flat roofs, box gutters and other concealed roof finishes and high level elements were only inspected where safe to do so, unless they are visible from windows or other safe vantage points.
- c) The property was occupied with fitted floor finishes which limited the inspection of the interior of the rooms to some degree. For this reason, and due to the concealed nature of the construction, it was not possible to inspect every piece of timber joist or concrete floor and therefore it cannot be guaranteed that an insect/ fungal attack or sulphate attack is not present somewhere in the property. Our client should be aware that fungal attack in particular can occur following previous leakage and this may not be visible. Floor coverings were lifted (where possible) but loose and fixed furniture and other effects were not moved to facilitate exposure of flooring, walls, or other elements of construction.
- d) Works of exposure - for instance removal of plaster patches - was not carried out as we have not received written permission from the subject property's current owners prior to our inspection commencing; should we consider such exposure necessary; we will make a note to that effect in our report. Our client will be responsible for all attendant costs that may arise following agreed works of exposure.
- e) The report of this property will state the opinion of the surveyor as to the defects which are present and can be found in the building at the time of the inspection, reporting on their construction and any defects adversely affecting their performance either individually or in their constructional context, defects which may give rise to expenditure or affect the usual use of the property will be reported upon. The opinion will be based upon the information that the surveyor will be able to obtain following an inspection of all parts of the building that are reasonably accessible and can be seen without causing any damage to the property, its decorations or contents. No legal documents were available at the time of the survey.

The report reflects the condition of various parts of the property at the date of inspection. It must be expected that defects can arise between the date of the inspection and you're taking occupation of the property. The main objectives of the report are to enable the instructing client to make an informed decision to the condition of the property, whether to proceed with the purchase and identify urgent/long term repairs requiring ongoing maintenance requirements.

- f) The foundations were not exposed so no comment can be made on the original construction of the building or its susceptibility. Our report will also specifically exclude all covered, concealed, unexposed or buried elements of construction such as, footings, lintels and supporting steels. Furnishings including wall hangings will not be moved to facilitate inspection of elements of the structure.

Where necessary, comments are made based upon the structure visible and any other indications. We have not opened up or otherwise damaged any parts of the structure or fabric to inspect the underlying construction. We cannot therefore confirm that any parts of the structure that are covered, inaccessible or exposed are free from decay, corrosion, insect infestation or any other defects. Calculations of the load bearing capacity of floors and walls have not been undertaken as the method of support and full nature of the construction cannot be fully determined due to the concealed nature of the elements.

Similarly, we cannot always establish whether a property has received cavity wall insulation (were the structure is provided) and therefore unable to comment on the material present unless the vendor can provide specific information regards to the product utilised.

We have assumed that the property is erected on suitable land that has not been designated as contaminated. No investigations of surrounding ground have been undertaken. This also applies to the presence of any gasses, mining tunnels, wells, mains sewers, underground water courses, mineral beds etc. upon which the building or the site stands.

In the course of the survey the external ground areas have been reasonably inspected for the presence of invasive non-native plants such as Japanese knotweed, Giant Hogweed etc. A number of regulations govern the treatment of non-native plant species including the Wildlife & Countryside Act and it is an offence if you allow restricted plants such as Japanese Knotweed etc. to spread from your land. The seller by law must notify the buyer if such plants are present. The Environmental Protection Act stipulates that removal of Japanese Knotweed from land is undertaken by qualified and licensed operatives.

However, it should be noted that during autumn/winter dormancy periods that identification of these species is sometimes difficult to undertake due to the die back/loss of the growth (especially if the garden areas are well maintained).

No special tests have been made at this stage on the cement and concrete used in the construction and accordingly we are unable to report that concretes are of a suitable strength and free from the presence of high alumina cement, chlorides, sulphates or other deleterious materials. As regards concretes below ground, we cannot confirm these suitable for ground conditions if the sub-soils contain sulphates or other damaging constituents. We have also assumed that no other deleterious materials have been used in the construction of the building unless specifically apparent or mentioned.

Walls were inspected for dampness with a handheld electrical resistance-type meter. In carrying out this part of the inspection, fixtures and the like were not moved, nor areas exposed. Consequently, we are unable to offer a firm warranty that no dampness exists in areas not highlighted within the report as dampness may become apparent should fixed fittings be removed.

We have not specifically inspected this property for the presence of asbestos or other deleterious materials. Where we have reason to believe during the normal course of our inspection that an asbestos-based product may have been used we have drawn this to your attention. A more detailed and dedicated asbestos inspection may identify asbestos based products over and above that identified in this report. The majority of Asbestos-based products do require

specialist removal; you are advised to ensure that, should any asbestos be identified, specialist arrangements for its removal are made. Reference can also be made on the Health & Safety executive's website. It should be noted that asbestos based materials were once incorporated within loose fill vermiculite insulation.

In properties which may have been decorated prior to around 1980 there is a risk that lead based paint will have been used, this risk increases proportionately as the date of decoration becomes earlier and by 1980 lead based paints had been eliminated. There is evidence that these can present a significant risk to health in certain circumstances with children being particularly susceptible. No tests have been carried out to ascertain whether lead based paint is present to this property. In certain circumstances specialist removal may be required and the cost of this can be considerable.

- g) Service installations including electricity, gas, water, heating, and waste services will be visually inspected and the type and visual quality of the installations reported upon. The services will not be tested although we will check where possible the usual operation of same. Where considered appropriate our report will recommend an additional specialised test to confirm absolutely the condition and performance of these installations. It will be assumed that subterranean services are correctly connected to the appropriate underground mains service, including mains water, electricity, gas, foul, and surface water drainage.

If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every five years. Also note that New Building Regulations require from 1st January 2005 certain electrical work to be certified by an approved contractor.

There will be two ways in which to prove compliance: -

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

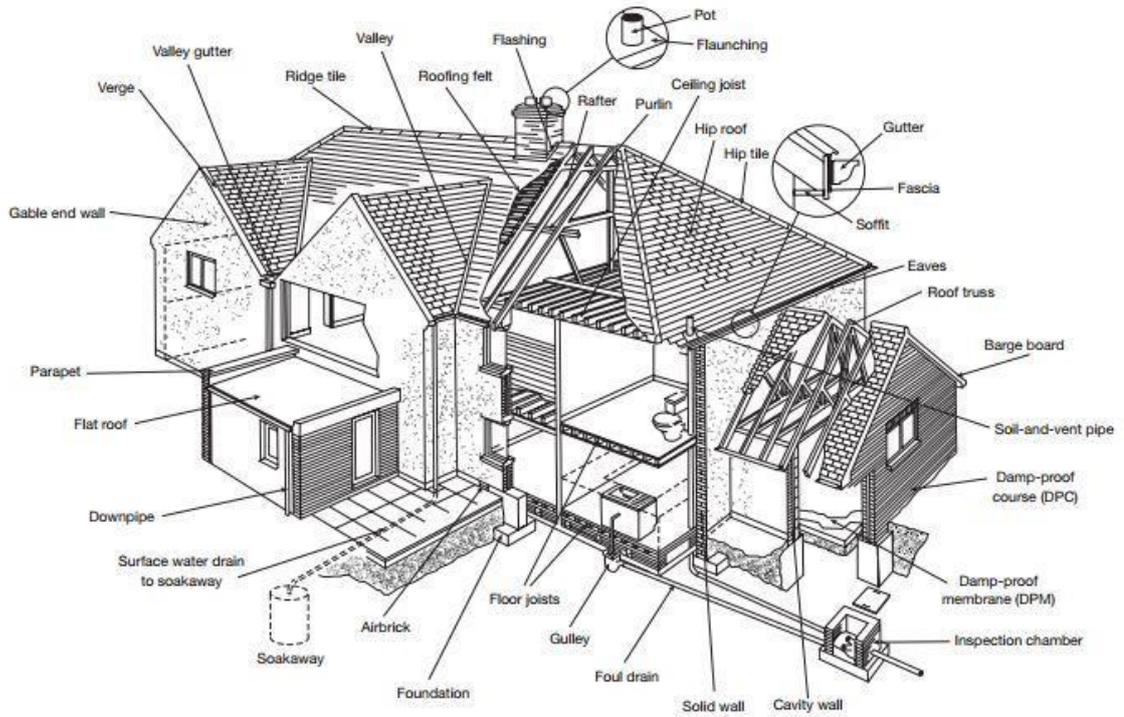
- h) This report is for the private and confidential use of the client for whom it is undertaken and shall not be reproduced in whole or in part, or relied upon by third parties, except our client's legal representative, strictly in connection with the purchase of the property. The report does not constitute a Schedule of Decorative Condition and Minor Defects but is based on the main structural condition of the property.
- i) We have not undertaken an energy efficiency assessment of this property, but our client should be aware that older properties of this type are not as energy

efficient as more modern properties and properties constructed with newer materials and insulation.

- j) We have not specifically considered the impact on this property of external environmental issues including aircraft and traffic noise, odour from neighbouring and proximate property, disturbances arising from the usage of neighbouring and proximate property, noise transmitted to the subject property from neighbours or regular excessive parking and traffic not evident at the time of inspection. You are advised if concerned in these regards, to visit the property and locality at varying times to ascertain whether these adversely influence the property in any way.
- k) Budget costs requested as part of the report are given for approximate guidance only. The information provided is based upon a visual inspection from a single visit. Further works/unseen defects may become apparent/ necessary following further investigation or opening up of the element. Purchasers should not rely solely on the budget estimates provided but utilise the information to obtain formal quotations from competent contractors prior to making a legal commitment to purchase. Care must be undertaken when selecting competent contractors/professionals and it would be prudent to approach relevant trade associations to assist in this process. It would also be prudent to seek professional advice/guidance in respect of both planning and supervising any intended structural alterations

Typical House Diagram

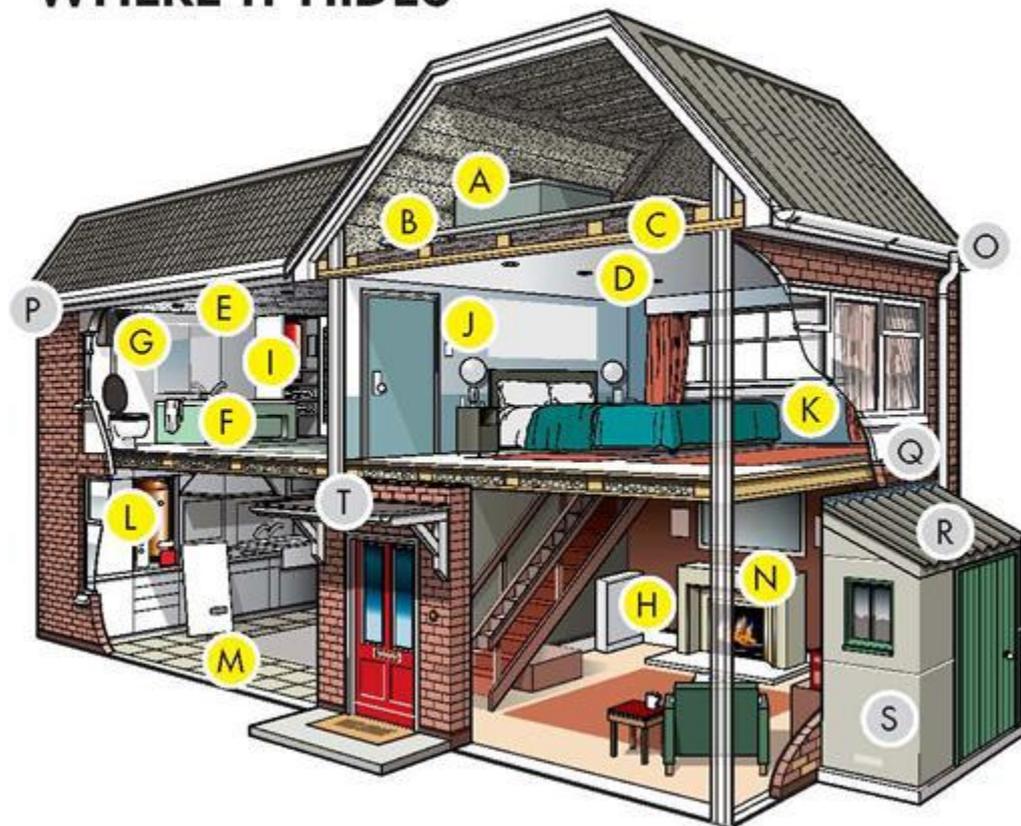
This diagram illustrates where you may find some of the building elements referred to in the report.



Typical Asbestos Location Diagram

This diagram illustrates where you may find asbestos within a building.

ASBESTOS WHERE IT HIDES



Inside

- A) Asbestos Cement water tank
- B) Pipe Lagging
- C) Loose fill insulation
- D) Textured decorative coating eg artex
- E) AIB ceiling tiles
- F) AIB bath panels
- G) Toilet seat and cistern
- H) AIB behind fuse box
- I) AIB airing cupboard and/or sprayed insulation coating boiler
- J) AIB partition walls
- K) AIB interior window panel
- L) AIB around boiler
- M) Vinyl floor tiles
- N) AIB behind fire

Outside

- O) Gutters and asbestos cement downpipes
- P) Soffits – AIB or asbestos cement
- Q) AIB exterior window panel
- R) Asbestos cement roof
- S) Asbestos cement panels
- T) Roofing felt
- AIB – Asbestos Insulating Board

Photographic Schedule



Front Elevation of Property



Side Elevation of Property



Side Elevation of Property



Rear Elevation of Property



Open mortar joints are evident to the ridge tiles in a number of locations along the length of the provision.



Apex timber to the bargeboards has decayed/is missing.



Decay is evident to the timber fascia's/bargeboards in isolated areas.



Open/missing mortar is evident to the brick built chimney stack in isolated areas.



Moss build-up is evident to the possible asbestos containing roof tiles in isolated areas.



Corrosion staining/impact damage is evident to the cupola vent in areas.



Previous patch repair is evident to the roof tiles in an isolated location.



Open/failed mortar as a result of possible cavity wall tie failure is evident in isolated locations.



Stepped cracking is evident within the mortar joints in isolated areas.



Stepped cracking/missing mortar pointing is evident to the front elevation gable end.



Decay/open mortar joints are evident to the timber lintels in isolated areas.



Date stone to the front elevation at high level is cracked in isolated locations.



Air bricks are blocked up with debris/foam in isolated areas.



Gullies were found to be blocked at the grates in a number of areas.



Open mortar joints/loose brickwork is evident to the side elevation half brick thick store room.



Water stained/decayed timber is evident to the front elevation entrance lobby ceiling.



Cracked/loose plaster is evident to the walls in isolated areas.



Water ingress/staining is evident to the walls in a number of areas.



Corrosion staining is evident to the service pipework within the front elevation entrance lobby.



Corrosion staining is evident to a number of fixings within the timber skirtings.



Further corrosion staining is evident surrounding the cast iron fire place located within the side elevation female W/C.



Hairline cracking is evident to the walls in a number of locations.



Plaster skim to the walls terminates at ground level in isolated areas (where exposed).



Moisture reading of 53.8% is evident to the side elevation wall within the gentlemen's W/C.



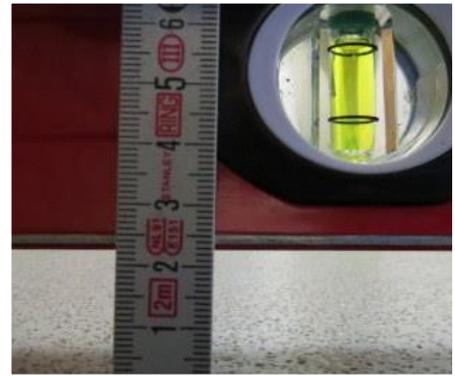
Moisture reading of 54.3% was evident to the side elevation wall within the gentlemen's W/C at a height of 200mm.



Moisture reading of 13.1% was evident to the side elevation wall within the gentlemen's W/C at a height of 600mm.



Floor level to the main hall area was found to be level.



A fall of 25mm is evident to the side elevation within the kitchen.



Incoming mains electrics terminates within the front elevation entrance lobby.



Mains distribution board is located within the front elevation entrance lobby.



Additional distribution board is located within the side elevation kitchen.



Water heater is located on the side elevation wall within the kitchen.



A number of stop taps are located to the to the premises.



Manhole chamber was running clearly at the time of our inspection.