

# RESIDENTIAL BUILDING SURVEY & INSPECTION REPORT



FOR PROPERTY SITUATED AT

[REDACTED]

FOR

[REDACTED]

[REDACTED]

DATE OF ISSUE OF REPORT	REVISION	PREPARED BY	CHECKED BY	STATUS OF REPORT	REPORT ISSUED TO
[REDACTED]	None	Mayur Vashee	[REDACTED]	Publication issue	Clients Office Copy



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# RESIDENTIAL BUILDING SURVEY

This report is provided on the terms set out in Appendix 1 attached relating to Conditions of Engagement. The report is provided solely for the named clients and their professional advisers and should not be relied upon by others. It is prepared in accordance with the Arc 3's terms of engagement dated [REDACTED]

- A. The purpose of the inspection described in the Standard Conditions is to provide a report on the general state of repair and condition of the property as described below. The inspection is a full building survey detailing defects, which materially affect the condition of the building. Minor defects, which are decorative or insignificant, may not be noted.
- B. The clients are advised to show a copy of the report to their legal adviser as it may affect investigations they will need to make.
- C. As Architectural Consultants and Chartered Surveyor, our services include preparation of Schedule of Conditions & Dilapidation's, Structural Reports/Building Survey, Building Failures and Valuations however this report does not include a valuation and we are not specialist Chartered Structural Engineers and/or Chartered Valuers and we advise all clients to take a second opinion from Chartered Valuer and/or Chartered Structural Engineer.

## 1. GENERAL INFORMATION

1A Name and Address of Clients

[REDACTED]

[REDACTED]

[REDACTED]

1B Property Address

[REDACTED]

1C Council Tax Band or rating assessment as applicable  
(Web enquiry only)

[REDACTED]

1D Planning Regulation  
(Web enquiry only)

According to the Council records the following planning history is noted.

- (i) A Planning was refused [REDACTED] comprising of 4 x 2 Bedroom and 4 x 1 Bedroom flats (Outline)– [REDACTED]
- (ii) An Appeal was submitted to the Department of The Environment and Department Of Transport for the refusal of a planning Application for the erection of a detached 5 Bedroom and double garage– [REDACTED] The appeal was allowed and Planning Permission was granted.

- (iii) An Application for Approval of Detailed Particulars was approved [REDACTED]
- (iv) Certificate Of Lawfulness was refused for the Garage conversion into a habitable room. [REDACTED]
- (v) Certificate Of Lawfulness for Existing Use for Development in [REDACTED] Conversion of garage into habitable space, elevational and alterations including blocking up of the existing garage opening and installation of a new UPVC window to match existing windows of dwelling - [REDACTED]

We are unable to comment on the Planning Consent and the Conditions as we were not provided a copy nor could we discover one.

We were able to view the Building Control history of the Property online and you should be able to get this as part of the Council Search undertaken by your Lawyers. The Following is noted.

**Building Regulation**  
**Web enquiry only)**

- (vi) A Completion Certificate was granted in [REDACTED] for New Detached House. [REDACTED]
- (vii) An application for Loft Conversion was rejected in [REDACTED]  
**Application Ref:** [REDACTED]
- (viii) A Completion Certificate was granted in [REDACTED] for Installation of Gas Boiler **Application Ref:** [REDACTED]
- (ix) A Completion Certificate was granted in [REDACTED] for Installation of 8 Windows and 1 Door [REDACTED]
- (x) A Completion Certificate was granted in [REDACTED] for Circuit alteration or addition in a special location. [REDACTED]
- (xi) A Completion Certificate was granted in [REDACTED] for Garage conversion into a habitable room, altered garage opening to bowed window. [REDACTED]
- (xii) A completion Certificate was granted in [REDACTED] for replacement Door in a dwelling. [REDACTED]

- (xiii) A Completion Certificate was granted in [REDACTED] for the An Installation of a replacement door.

[REDACTED]

- (xiv) Completion Certificate was granted in [REDACTED] for Circuit alteration or addition in a special location.

[REDACTED]

Your solicitors should confirm that any proposed alteration(s) you may intend to carry out does not breach any of the covenants to which your 'property title' is subject to. Needs to be verified prior to purchase.

The Council Search from the solicitors should reveal the relevant issues.

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1E Date of Inspection

[REDACTED]

During the inspection the weather was cloudy and dry.

1F Weather

The property was occupied

1G Limits of Inspection

1H.1 Freehold

1H Tenure  
(Verbal enquiry only)

1H.2 The premises are not sub-divided:

1H.3 Maintenance and Services Charges – Please verify with your solicitor

1H.4 Other Comments – Any restrictive covenants to be verified with your solicitor. Ensure the property is with vacant possession. An Elderly present was residing at the property. Some subsidence was encountered to the property which is recorded.

The residence comprises of a purpose built, detached property. Since it was originally built, the property benefits from a Loft and Garage conversion into a habitable room, altered garage opening to a window and replacement door and windows. (Detailed Above – Section 1D).

#### Ground Floor:

Main Reception Hall, Dining room, Sitting Room, WC,, Kitchen/Breakfast Room, Utility, Store, and Bedroom with ensuite.

**First Floor:**

Main Landing, Bedroom x 5, Family, Bathroom. One of the Bedroom is used as a 'Walk in Wardrobe'.

**Roof Level:**

Family Room

For more detailed information refer to details from your Estate Agents.

There is a sliding / folding doors leading out onto the rear patio area and garden from the Breakfast/Kitchen room. The staircase to the upper floor is located in the Reception Hall, adjacent to the main entrance.

The Breakfast/ Kitchen is a spacious room which has views of the rear garden through the glazed door

The garden size, at the rear of the property is small in comparison to the house size. Refer photographs.

The front of the property there is a car parking space, for at least two cars. Also, on street parking is available.

The entrance to the property is at the front of the property. The orientation of the property is taken from the Estate Agents details; therefore, the accuracy needs to be verified.

The property is located not far from the secondary road [REDACTED]

This residence was built of traditional construction consisting of a plain Clay tile pitched roof which still has its original tiles, UPVC double glazed, leaded light panel windows and doors. The external facing brickwork laid, is in a stretcher bond at ground floor and the upper floor level. Part of the front façade has herringbone brick pattern wall and Mock Tudor design rendered as seen from the photographs.

Internal partitions are mainly (assumed) of timber frame construction with timber studwork with a plasterboard finish.

The first-floor walls, stairs and roof are all of timber construction.

### 3. INSTRUCTIONS

In accordance with your instructions of the [REDACTED] a Building Inspection was made on the [REDACTED], of this property, which is for your personal information only and without liability to any other party, we would advise you on the following terms.

Limitations as to the condition at the time of our inspection.

This report reflects the condition of the various parts of the property at the date of our inspection. It must be expected that defects can arise between the date of our inspection and you taking occupation of the property or similar relevant matters.

At the time of our inspection, the property was occupied and all floor surfaces were covered with carpet, timber, linoleum or tiles.

The client should note that the inspection did not include any parts of the structure, which were covered, unexposed, inaccessible or below ground and we are, therefore, unable to report that such parts are free from defect. In other words, visible and readily available for examination from the ground floor and other floor levels without risk of causing damage to the property or injury to Mr. Mayur Vashee and Mr. Noel Rebello. We did not go on to the roof, as this would have required scaffolding to be erected and so on. There were some fitted cupboards in place and therefore we could not inspect behind them, for example under or above fitted units or behind them, as it was not accessible. We did not lift floorboards/tiles etc. or undertake any invasive investigations or explorations.

No special tests have been made at this stage on cements and concretes used in the construction and accordingly we are unable to report that concretes are of suitable strength and free from the presence of High Alumina Cement, Chlorides, Sulphates and/or other deleterious materials; regarding concrete below ground, we cannot confirm they will be suitable for the ground conditions if the sub soil contains sulphates or other damaging constituents.

There may also risks from methane and radon. At a cost of £250.00p approx. one can get a radon report, detailing the underlying geology, previous uses of the land and the risk of subsidence. For these details



call Radon on Tel: 01235 82262. Your lawyers should get an 'Environmental Search Report including Flood risk assessment' as part of the Council Searches and Conveyancing.

This survey report is based on visual inspection of the property. No special test or investigation was undertaken to test damp penetration, timber infestation, drain leakage and/ or services installation for example electrical, plumbing and so on. We recommend that these specialists' reports should be obtained prior to purchase of the premises. If the client instructs us to carry out these inspections, we require written instructions with fees paid in advance, as we will appoint the specialist experts in the relevant fields to inspect the various services and prepare the relevant reports. This is considered additional services.

No ground investigation was carried out to check the soil type, since this was not part of the brief. These works could be undertaken which would cost between [REDACTED]. The Structural Engineer will evaluate this report and inform you of the findings.

#### 4. GENERAL OBSERVATIONS

The following observations were noted during our visit.

1. The land at the front of the residence is sloping towards the residence and there is a step up to the entrance of the residence. There is no level threshold.
2. Because of the sloping site at the front, the access drain will need to be maintained and kept clean regularly to prevent blockages and consequently surface water flooding.
3. Interface cracks noted at the junction of the front and side wall in the Dining Room and in the rear Sitting Room. Interface cracks on the wall in the Store, Cracks in Bedroom 2 on the window reveal, Cracks noted on the render on the front elevation
4. The residence suffered some crack damage and repair work undertaken to the property. The works were completed in [REDACTED]. A Certificate of Structural Adequacy was issued in [REDACTED]. A point to note that the Certificate of Structural Adequacy has been issued for the sole benefit of Mr & Mrs Lord. The transfer to any

party will be with the written permission of 'Infront Innovation' and there will be fee payable. The Client to seek advice from their Solicitors on this matter.

5. The mock Tudor timbers need attention. There is some twisting and timber rot. This needs attention. There are also some interface cracks to the render and timbers.
6. The rear garden and patio are in a good condition. The patio at the centre is at the high level than the side patio areas.
7. From the basic information we have researched the house is located in an area where the drainage is impeded. There is a potential that where there is impeded drainage in the more severe and winter, waterlogging results in very wet ground conditions. This needs to be further investigated.
8. Our search on the [REDACTED] Council website has revealed that the Loft Conversion the Status is indicated as Rejected. The Client to seek advice from Solicitors regarding indemnity Insurance.
9. The floor squeaks when walked upon in the rear Sitting Room and in the first floor Hallway and the Family Room in the Loft
10. The windows are UPVC and double glazed. None of the windows had trickle vents.
11. The rear sliding/ folding doors makes noise when closing and the handle is broken.
12. The soffit at the rear is in fair condition. A section of the soffit has come away. This needs attention.
13. There is delamination of paint on the door from the Utility Room, which need attention. The door needs attention.
14. The main roof is clad in clay plain roof tiles, which is in a serviceable condition. No visual defects were noted.
15. The chimney stack appears aligned, no visual defects noted.



16. There was no heat detector in the kitchen, smoke alarm in the hallway not tested. No smoke alarm was noted on the First Floor Landing.
17. The boiler is located in the Bedroom on the Ground Floor. No carbon monoxide detector was installed in the cupboard or discovered in the near vicinity.
18. The staircase to the first floor seemed steep. The staircase to the Loft room is narrow. The width of the staircase is 750mm.
19. There were no extract fans in the Bathroom.
20. The family bathroom and the ensuite for the Bedroom on the Ground Floor has underfloor heating. The underfloor heating is electric. The underfloor heating has thermostat for temperature control. The thermostat for the ensuite is located in the ensuite and for the Family Bathroom is located in the Airing cupboard on the landing.
21. The kitchen worktop and cupboards are in a serviceable condition. Siemens appliances in the Kitchen. None of the appliance were tested
22. Most parts of the property are in fair to good decorative order.
23. Electrical and plumbing services were tested and some areas were found to be in general working order. (Electrics and central heating appliances were not fully tested). A test report by a Gas Safe Engineer and electrics by a NICEIC approved contractor or the local Electric BOARD would be prudent prior to exchange of contracts if recent test certificates cannot be obtained from the occupier or owners.
24. The bathroom sanitaryware have not been tested. The bathroom and sanitaryware including the furniture are modern
25. The perimeter drain at the rear of the residence needs cleaning of leaves.
26. The trees on the adjoining owners land are a potential threat to the above residence. These trees will need to be inspected by a Professional Arboriculturist and their recommendations

undertaken. Your solicitors should find out if these trees have a TPO (Tree preservation order). Planning Permission is required when the trees need to be trimmed, pruned or felled.

27. The property insurance should be maintained with existing vendor's insurance company. The vendors have informed us that they have not been any claims for the last 5 years. The property is currently insured with 'Payment Shield'. The vendors have informed me that the premium is approximately £1000 per year which appears high for this size of property.

## **5. SUMMARY OF CONSTRUCTION**

(Some buildings may not comply with the requirements for today's new buildings, and could be harmful and/or hazardous materials where their use is apparent from the visual inspection but with certain types of building it may be impossible to confirm the details of construction)

### **THE BUILDING IS OF TRADITIONAL CONSTRUCTION COMPRISING:**

#### **MAIN ROOF:**

The original main roof is a pitched timber framework and is covered with original plain clay tiled roof. As the loft was converted, the owners may have changed or added tiles to suit the build with better insulation etc.

#### **MAIN EXTERNAL:**

The external walls for the original house are assumed to be of cavity wall construction with no insulation(assumed) As there was limited information available online, we have no information of the type of wall construction. Please verify this information with your legal advisers for further details.

The nature of the damp proof course was not discernible.

#### **FLOORS:**

The ground floor is solid floor construction - assumed.

The upper floors are suspended timber joist and board construction.

#### **WINDOWS:**

These comprise of double-glazed UPVC frame windows with leaded lights

**SERVICES:** Mains electricity, water, drainage appear to be connected.

- CHANGES:**
- Loft & Garage conversion into a habitable room
  - Central heating. Circuit wiring and New Boiler

## **6. EXTERNAL CONDITION**

### **6.1 Chimney Stack & Boiler Flues**

(Including Associated Flashings etc.)

The property has one chimney stack as seen in the photographs.

### **6.2 Roofs**

(Including valleys, Flashings and soakers etc.)

The main roof tiling is clay tiles. It has been noted, that as standing from the garden and the road, the main roof appeared in serviceable condition. No visible defects were noted. Refer to photographs for further detail.

General maintenance or overhaul at regular intervals is good practice when the overhaul is undertaken. We would recommend initially that the roof is inspected by specialist who would prepare a report on the state and condition of the roof, and recommendations reviewed and progressed as suggested in the report.

Our inspection of the roof was limited to inspection from the ground level within the boundaries of the property. No significant defects were noted but a close inspection may reveal a latent defect to the roof finishes.

The roof coverings should be maintained to a good state of repair to help prevent water and damp from penetrating through the tiles and into the frame.

### **6.3 Rainwater Goods** (Including gutters.)

The main roof has replacement UPVC half round gutters. The UPVC gutters connect to, UPVC rain water pipes. The guttering is in need of clearing and cleaning for free flow of water and at regular intervals. Generally, the guttering was found to be in fair order.

From the ground level the condition and alignment of the rainwater goods appears in a fair condition.

You should bear in mind that rainwater fittings including gutters and downpipes form a very important part of the defence against penetrating dampness which, if allowed, can have a significant detrimental effect on fabric of the building. Moss, weeds and other debris on the roof surfaces can fall into the gutters resulting in them

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becoming blocked. If this happens, overspill or leakage between joints can occur which will result in penetrating damp.

#### **6.4 Main walls and damp-proof course.**

(The foundations, cavity wall ties, or other concealed structural elements have not been exposed for examination and therefore not all defects can be fully diagnosed. The adequacy of sub-floor ventilations is assessed only from the visible exterior surfaces.)

The masonry and cement pointing has weathered which is normal for the age of the property. Some cracking to the render was noted.

#### **INTERNAL AREAS**

##### **Ground Floor**

##### **Reception Hall:**

Floor – Timber boards – Floor is level. Gap between the skirting board and the floor noted.

Walls – Painted

Ceiling – Painted

Heating – Radiator.

Lights – Working

Windows – Glazing with leaded lights.

Doors – Entrance door appears to be composite

##### **Dining Room:**

Floor – Laminate – Generally floor level. Area around the bay window there is a slight fall. Laminate floor inexpertly done.

Walls – Painted and Wall Paper

Ceiling – Painted. Height of 2362mm approximately.

Heating – Radiator – under window

Fire Place - Not rested.

Lights – Generally working.

Doors – Panel door. And fully glazed.

Windows – UPVC double glazed with leaded light.

#### **Sitting Room:**

Floor – Timber floor – Floor is level. Gap between the skirting board and the floor noted. Floor squeaks when walked upon.

Walls – Painted

Ceiling – Painted

Heating – Radiator. Under window

Lights – Generally working

Windows – UPVC double glazed with leaded lights. No Trickle vents. Crack at wall and window interface.

#### **Kitchen and Breakfast Room**

Floor – Amtico or similar Tiled – Floor is level.

Walls – Painted and splash back

Ceiling – Painted.

Heating – Radiator.

Lights – Generally working.

Windows – UPVC double glazed window with leaded lights

#### **Utility**

Floor – Amtico or similar Tiled – Floor is level. Floor damage noted

Walls – Painted

Ceiling – Painted.

Heating – Radiator.

Lights – Generally working.

Doors – Timber

**Store Room:**

Floor – Timber – Floor is level Floor inexpertly laid, gaps around the door frame

Walls – Painted. Interface cracks noted on the walls

Ceiling – Painted.

Heating – No heating.

Doors – Timber door.

**WC:**

Floor – Tiled ~ Floor is level

Walls – Half tiling.

Ceiling – Painted

Lights – Working.

Sanitary ware in serviceable condition.

**Front Bedroom ~ (Annex Suite)**

Floor – Carpet – floor is level. Floor is a step down from the landing.

Walls – Painted.

Ceiling – Painted. Some areas have a low ceiling height.

Heating – Radiator.

Lights – Generally working

Windows- Double glazed with leaded lights.

Door - Panelled door

Boiler installed in the Cupboard - Worcester Boiler

Modern sanitaryware

Extract fan working

Underfloor heating and towel radiator

### **First Floor**

#### **Rear Bedroom 1 with Ensuite**

Floor – Carpet – floor is level.

Walls – Painted

Ceiling – Painted. Unopened and open cracks in ceiling.

Heating – Radiator.

Lights – Generally working

Windows- Double glazed with leaded lights.

Door - Panelled door.

Sanitaryware in a serviceable condition and modern

#### **Rear Bedroom 2**



Floor – Carpet – floor is level.

Walls – Painted.

Ceiling – Painted.

Lights – Working

Door & Windows - Double glazed with leaded lights

Doors – Timber door. Door closes

### **Front Bedroom 3**

Floor – Carpet – floor is level

Walls – Wall paper

Ceiling – Painted

Heating – Radiator.

Lights – Working

Windows – Double glazed with leaded lights. Cracks to interface of wall and window frame.

Doors – Timber panel door. Door binds to the frame.

### **Bedroom 4**

Floor – Carpet – floor is level. Floor squeaks at the entrance.

Walls – Painted.

Ceiling – Painted

Heating – Radiator.

Lights – Working

Windows – Double glazed with leaded lights

Doors – Timber panel door.

Bedroom is small in size.

### **Bathroom**

Floor – Tiled – Floor is level

Walls – Half Tiled & Painted

Ceiling – Painted

Lights – Working

Windows - Double glazed with leaded lights

Doors – Timber door.

Sanitary ware in serviceable condition. Modern sanitaryware

### **Hallway (Upper):**

Floor – Carpet

Walls – Painted

Ceiling – Painted

The hallway has a storage cupboard with 'houses' the Megaflo cylinder

### **Loft**

### **Family Room/Study**

Floor – Timber floor boards. Floor squeak when walked upon

Ceiling – Painted

Staircase is narrow. Approximately 750mm

Staircase squeaks

**6.5 Windows, doors & Joinery and External Sills**

The windows are mostly made up of Double-glazed windows with leaded lights. Refer photos. Overhaul of the windows is required with introduction of trickle vents etc. or alternatively replacement of all the windows.

Windows sills also need attention and maintenance.

External joinery will be affected by the constant exposure to the elements and therefore some damage always exists. Routine and proper maintenance is essential to ensure that the damage is limited and to provide longer lasting use.

**6.6 External Decorations**

The external decorations are considered to be fairly to poorly presented which can be seen from the photographs. An early redecoration and planned maintenance programme are considered urgently necessary.

**6.7 Garage & Outbuildings and Fences or Fence walls**

Garden Shed.

**6.8 Front Garden & Rear Garden**

The area in front of the house has a mixture of soft landscaping and paving slabs. The ground falls towards the front of the house. It is in a good condition. Refer to the photographs.

The rear garden is a mixture of tiled patio and soft landscape, which is in a good condition. The patio area is split into three zones. They can become a trip and/or a Health and Safety risk.

The rear garden is small in size. This needs to be regularly maintained. This area is an asset to the property.

Trees will need attention as noted in the observations.

**6.9 The Site**

The property generally occupies a sloping site at the front. The rear garden at a lower level to the main house. Generally, the site is not

easily accessible and functional for the use, esp. for disabled or ambulant disabled persons – it does not have level access. Refer to the photographs.

#### 6.10 Drainage

We were not able to inspect the manhole as none were found. The drains have not been tested and it is not possible to comment on hidden areas. Where the drainage systems have not been traced, it is assumed that the drains are connected to the main sewer or an alternative and acceptable means of disposal).

Drainage appears to connect into the public sewer.

The drains need a CCTV survey with a report and recommendations.

(The internal areas are inspected from floor level only. Furniture, wall hangings, floor coverings, insulation material and stored goods have not been moved refer to 7E below).

Generally, refer to photographs attached.

### 7.0 STRUCTURAL ASPECT

#### 7.01 – STRUCTURAL COMMENTS

#### STRUCTURAL COMMENTS –

The following points and views are highlighted, which require your attention:

1. We have not undertaken any exploratory work and/or a CCTV and drain survey. The site is located on Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. According to our research this type of soil has **impeded drainage**.

#### Soil Types

*All soils contain cracks and pores. Their average size and their total volume within a soil affect the speed and direction of rainwater draining through the soil. All soils act like sponges, but some are more absorbent than others. Freely draining soils absorb rainfall readily and allow it to drain through to underlying layers. Slightly impeded drainage refers to soils with a tight, compact deep subsoil that impedes downward water movement; after heavy rainfall, particularly during the winter, the subsoil becomes waterlogged. In soils with impeded drainage the effect is more severe and winter waterlogging results in very wet ground conditions. In the uplands, many soils have a greasy surface peat layer that holds water through the winter. These soils are described as*

*having surface wetness, and can be reasonably dry beneath. In low-lying sites, permeable soils are often affected by high ground water that has drained from the surrounding landscape. They are described as naturally wet.*

This is very basic information we hold, ideally a trial hole would have been useful to verify the actual soil conditions.

2. The following was observed: Interface cracks noted at the junction of the front and side wall in the Dining Room and in the rear Sitting Room. Interface cracks on the wall in the Store, Cracks on the window reveals of Bedroom 2, Cracks noted on the render on the front elevation.
3. We have noted that the property has suffered some subsidence and remedial works were undertaken and completed in 2012. A Certificate Of Structural Adequacy was issued in 2012.
4. We note in the Certificate Of Structural Adequacy is only to the named person in the Certificate. The Client to find out from his Solicitors the cost for the transfer to the new owner and also the re - inspection fee that will be charged.
5. The floor generally appears levels in the residence.
6. The pitched roof of the main residence as viewed from the ground level appears to be in a fair condition. No visual defects were noted. The roof is covered in plain clay tiles.
7. The loft conversion works has been undertaken. The status of the decision is indicated as 'Rejected' your legal advisor must advise you on the of how to obtain an indemnity insurance to safe guard your position should you wish to go ahead with the purchase.
8. Some trees are at a reasonable distance from the property. The trees in the neighbour's land are close to the main residence. An Arboriculturist inspection and recommendations should be sought and the trees should be kept trimmed and/or crowned. Your solicitor will advise you on this matter.
9. Some further discovery of the drainage is required to establish the discharge esp. in light of the comments made in this report and ground conditions.

The internal parts of the residence were fair to good condition. Generally, the ground and first floor floors were level and within tolerances for a property of this age. The property has been kept in an excellent condition.

We make some general comments:

### Trees

Trees will elevate the risk of subsidence to the property. Some trees are nearby. Assuming the foundation has a shallow footing the risk of movement due to the trees could be considered high.

### Cracks

All buildings tend to develop minor cracks and distortions in the life of the building. Typically, a general guide is that cracks < 1mm are to be filled and cracks over 2mm are considered structural and should be investigated.

- Shrinkage and thermal movement cracks can be expressed
- Foundation moved and subsidence can be expressed.

The side wall of the property has many cracks.

You must show our report to the insurers and ask that a second opinion be sort from a Chartered Civil or Structural Engineer (MICE or MIStructE qualified). Their opinion on the cracking and matters mentioned in the report should be obtained. A Drainage CCTV should be provided to the Engineer to demonstrate the quality of the 'below ground drainage'. Before any repairs are undertaken, we recommend that the drains are inspected and repaired as necessary. Especially as some blockage was discovered during our inspection.

### Conclusion on the Structural Element

The property has suffered some structural damage in the past and remedial works undertaken by the insurance company. However, from our initial inspection and poor or non-existent background information, this does not allow us to conclude our report properly. Based on our one visit and visual inspection and current information

available, we do find the property to have some concerns. If you go ahead with the purchase then some crucial issues need to be verified as you will be buying at risk.

Therefore, we recommend a second visit and trial holes as well as an inspection with a Chartered Structural Engineer, to verify matters as noted in the report which includes obtaining some specialist reports and CCTV and recommendations reviewed with comments incorporated within the Chartered Structural Engineer report, esp. to verify that there is no further movement to the house either from the drains, trees or similar ground movement due to the soil conditions.

With this additional information and discovery, this will materially assist our recommendations. In other words, this new information could allow the degree and level of remedial works necessary to arrest the cracks and progress the recommendations and to put the property right, and in a good state of repair. Your insurers will require the property is kept in a 'good state of repair' for an insurance claim in the future be eligible. In other words, the structural defects can be remedied. The issues raised in the report can be made good and matters regularised. Obviously, this will have cost, inconvenience and programme implications.

Generally, we have found the residence to be in fair to good condition

## **CONDITION**

### **7.04 Roof Spaces**

(Refer paragraph 6.2. It should be noted that the inspection of the roof space is confined to details of design a basic construction. Individual timbers have not been specifically examined for defects although where defects have been observed as part of the general examination; such defects are noted in this report.)

Is converted into a loft.

### **7.05 Ceilings**

Ceilings have almost exclusively been painted. Ceilings throughout the property were considered to be in a fair to good state of repair.

### **7.06 Walls & Partitions**

Internal walls throughout the property are in fair to good condition.



**7.07 Fireplaces, flues and Chimney Breasts**

(It is not possible to indicate the condition of the flues or presence of flue liners. No assumption should be made as to the practicability of using the chimneys. It is recommended that any flues should be swept prior to occupation)

The fire place was not tested. Refer to the photographs. There is one chimney stack to the property. If you intend to use the Fire-Places a chimney sweep will be required and fire-place equipment tested.

**7.08 Floors**

(Only the surface of floors which are not covered have been inspected but accessible corners of any coverings were lifted where possible to identify the nature of the surface beneath)

Most floors were covered with tiles, carpet, or linoleum which could not be lifted, and consequently floor surfaces and sub-floor areas could not be inspected. Floor surfaces were walked upon were found to be generally firm. Review comments from general observations section for further details. Some of the floors did squeak when walked upon.

**7.09 Dampness**

(The moisture detecting meter has been used in selected accessible positions, without moving furniture, floor coverings, fixtures and fittings, to test for dampness)

The random checks for damp were made wherever possible using an electronic damp meter and no significant level of damp was noted.

We recommend you to instruct a specialist firm to investigate further and your legal advisors should enquire as to any previous works that may have been carried out and whether there are any active guarantees in this respect.

**7.10 Woodworm, dry rot and other timber defects**

Some of the timber on the fascia and mock Tudor decorative timber inserts showed signs of initial form decay, twisting or deflection and weathering, at the time of this inspection. Potentially if care and prevention in the maintenance is not carried out to the fabric, which has been exposed to the elements, further problems may arise. Some making good is required to the interface cracks at timber & render junction to the Front Elevation.

We would recommend a specialist report. Timber is a major structural element on this property and this need a thorough check by a competent and experienced firm and their recommendations progressed.

**7.11 Internal joinery, including windows, doors, staircases, built- in fittings and kitchen fittings**

Internal joinery is of typical softwood construction with timber doors installed.

The Fittings in the ground floor Kitchen are in fair to good serviceable quality equipment.

**7.12 Internal Decorations**

(Furnishings have not been moved to confirm the state of covered or hidden decoration, which may be damaged or faded)

Overall, the internal decorations are in a fair to good condition. However, decorations are normally a matter of personal choice and you may well wish to redecorate.

We would recommend an MOT type of inspection to be carried out in 12 months to establish defects, which could be built into a routine maintenance programme.

**7.13 Basement, Cellars and Vaults**

Not applicable

**7.14 Thermal Insulation**

Not applicable

**7.15 Services**

(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of a test and, should you require any further information in this respect, it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase.) The services were not labelled satisfactorily.

**7.16 Electricity**

Where visible the wiring and fittings appear to be in a fair condition. Earthing to the various elements is required. We recommend that all electrical installations should be checked at least once every 5 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available, we recommend that a qualified NICEIC registered electrician carries out a test and report, prior to purchase. The wiring was and fuse board was not labelled satisfactorily.

**7.17 Gas**

In the Ground Floor Bedroom in the Cupboard.

**7.18 Plumbing and Heating**

Plumbing, where visible, is run in copper pipework. There were a number of areas that were hidden from view. All pipework needs to be checked for insulation. We recommend that the boiler and installations are checked at least once every 2 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available, we recommend that a qualified registered

plumber carries out a test and report. The main boiler is floor mounted and located in the ground floor Bedroom. The Boiler is a Worcester. All lead pipes to be replaced. We have assumed there are no lead pipes. There is a hot water cylinder located in the cupboard on the first floor.

**7.19 Sanitary Fittings**

Sanitary fittings within the WC and bathroom are in a serviceable condition. The sanitaryware in the bathroom are modern.

None of the Sanitaryware was tested for use or performance

**7.20 Other Facilities**

None

**8 FURTHER ADVISE**

**8.1 Road and Footpath**

(Including side and/or rear)

The main road adjoining the property needs to be verified whether it is adopted or not. Your solicitor should check this.

**8.2 Matters apparent from the inspection which should be checked by legal Advisers**

Your Legal Advisers should check the following:

1. The drainage. CCTV report is strongly recommended.
2. Restrictive covenants. Your solicitors should confirm that any proposed alteration(s) you may intend to carry out does not breach any of the covenants to which your 'property title' is subject to. Needs to be verified prior to purchase.
3. Which side of the fencing is your responsibility?
4. Verify the Planning and Building Control Approvals.
5. An application for Loft Conversion was rejected in [REDACTED]  
[REDACTED] You should ask your solicitors to get a regularisation certificate from the Local Planning and Building Regulation Authority, or an indemnity for the Loft Project as the loft is in existence.
6. It is our view that the Loft does not comply with fire regulations. This needs to be verified or matters regularised with the works undertaken and in compliance with the local authority regulations & certification.

7. Would a Professional Consultants Certificate be available for the garage conversion.
8. Verify the extent of the land ownership and boundary
9. We recommend that you request your lawyers provide a report for you, highlighting the crucial issues in 'Crystal clear easy English' making relevant recommendations with regard to the interpretation of the Conveyance matters, summarising the Council Search, Environmental & flood report, and guide you on issues highlighted in this report as good practice. Many law firms provide this as standard practice.
10. Your lawyers should read this report especially the observations section, 8.2 legal issues, recommendations and Conclusion.
11. Kindly request your lawyer's questionnaire confirms the following which was notified to us by the vendors:
12. Gas – British Gas
13. Electricity – British Gas
14. Water – Thames Water
15. Insurance – No claims in the last 5 years.

**8.3 Rights of way/easements/servitude's/Wayleaves.**

The Party wall fence matters, etc. needs to be noted as being shared.

**8.4 Road Agreements**

The road adjoining this property is unlikely to be subject to any special road agreements.

**8.5 In case of flats, etc., a properly formed management company**

Not applicable

**8.6 Drains/Sewers liability**

Your solicitor should confirm any liability for shared drains/sewers if applicable. A CCTV testing should be undertaken.

### 8.7 Other

(E.G.: significant planning highway proposals if known. Suspected contravention of building regulations possibility of enforcement action and breach of likely planning permission)

It is not believed to be adversely affected, although your Solicitor should check in the normal pre-contract enquiries.

### 9 Matters that might materially affect value, and any further advice

As previously informed in this report.

#### 9.1 In case of flats, Apparent management problems

Not applicable

#### 9.2 Obviously evidence of serious disrepair/potential hazard to the property

As previously informed in this report.

#### 9.4 Paragraphs referring to matters regarding the condition/hazards requiring immediate attention

(You are advised to obtain estimates of the cost of dealing with any matters referred to here before committing yourself to purchase.)

As previously informed in this report.

### 10 Building Insurance

Refer comments previously mentioned.

#### 10.1 Estimated current reinstatement cost in its present form (unless otherwise stated)

(This reinstatement figure must not be confused with the valuation at 11.1)

(Including any garage and/or outbuilding, site clearance and professional fees, excluding VAT)

£ [REDACTED] to £ [REDACTED] ([REDACTED]) plus VAT if applicable.

(The present owners insurance details not known)

#### 10.2 Approximately total external floor area of the dwelling

[REDACTED] m<sup>2</sup> approximate metre square (As referred to in the Agents particulars)

### 11- RECOMMENDATIONS

PLEASE REFER COMMENTS OF THE ABOVE REPORT.

#### INTERNAL REMEDIAL WORKS

1. Monitor and make good cracks.
2. The heating needs to be tested by a Plumbing and Heating Engineer. We highly recommend the tests from a Plumbing

and Heating Engineer and NICEIC Specialists prior to Exchange of Contracts and purchase of property as this may affect the value of the property. Lead pipes were not visible however they should be changed wherever possible.

3. Labelling of the services should be undertaken.
4. GAS and Electrical Certifications should be obtained as good practice prior to exchange.
5. Investigate If the doors in the habitable rooms are half hour fire resistance, they are not, they need to be replaced to comply with Current Building Regulation.
6. We recommend a damp and timber report for the property and progress the report's recommendations.
7. Install extract fans in the Bathrooms
8. Check the patio door sliding gear and replace the broken door handle.
9. Test the fire places and get a chimney sweep. Also check the pointing to the chimneys and their stability.
10. Install the smoke detector in the First Floor Hallway and Install heat detector in the Kitchen. A carbon monoxide in the Cupboard where the boiler is located in the Cupboard.
11. The Loft works do not comply with the Fire Regulations. Verify the electrically operated smoke detection and fire doors are in compliance with the Local Authority by-laws.
12. After specialist reports are obtained, they need to be evaluated and recommendations progressed. Costs of labour and materials have gone up considerably in the past few months. The delay in securing materials is also an issue which needs to be taken into account.
13. You may want to look at comfort cooling or an air conditioning system while undertaking the major works as part of the project. There is a A/C Condensing unit located on the side Elevation. The vendors have informed us that it is not working.

Contact a Heating and Ventilation installer could check if the Condensing unit is repairable.

14. Undertake remedial works to the cracks.
15. Investigate the floor creaking and noise. Arrest this and if possible, install sound proofing substrate to prevent noise transfer between floors.

#### **EXTERNAL REMEDIAL WORKS**

16. Repair and make good cracks on the render and timber interface. The Mock Tudor timber needs attention and making good.
17. Appoint a specialist company to install cavity infill insulation for better energy of the residence where there is cavity construction.
18. Gutters and gullies need clearing and need attention. All gutters, rainwater pipes, and gulley's need to be cleaned up and overhauled for the smoothing runaway of the surface water.
19. Carry out a CCTV test with regard to the drains. Carry out jet wash before occupation and fully test the drains. The Drainage system needs review and further investigation.
20. Upgrade the wall by installing insulation to the walls.
21. Provide protection to the gullies as necessary.
22. The external timber requires preservative treatment to extend the service life of construction to provide an effective long-term protection against all forms of wood decay and insect attack. A specialist report is recommended for both damp and timber.
23. Check the property for background ventilation and if necessary, install air-bricks or trickle vents to windows.
24. Carry out works as referred in the General Observations and the above report.



All remedial works should include proper preparation of surfaces and if necessary, hack off or make good the substrate and thereafter, carry out the works in a proper workmanlike manner.

## 12.0 REPAIR COST

### REPAIR COSTS (maintenance, test reports and repair and remedial works and so on)

The property has defects, which require to be rectified by repair works, remedial works, and replacement. This will obviously cause some problems during the works when actually being carried out. We estimate the basic repair and improvement costs for the works as mentioned in our recommendation works to be in the region of £ [REDACTED] to £ [REDACTED]. Plus VAT. This estimated ball-park minimum costs does not include for Arc 3 Architectural Consultants fees and also does not include any decorations or floor finishes. The loft regularisation works will be additional cost and will incur inconvenience.

## 12.01 CONCLUSION

### CONCLUSION

In order to survey and give a professional opinion on the property there are several factors to be taken into consideration, these may include location, access for services, ease of maintenance and structural condition etc. there are also intrinsic factors which are difficult to define.

The property is in a reasonable location for the use as a dwelling, because it is situated within a residential estate and also short driving distance and a brisk walking distance to the Train Station and shops.

Access for service is good and all statutory building services such as gas, water, electricity, telephones and drainage are all connected or available for connection.

Once all remedial and repair works are carried out, General Maintenance will be no more than we would expect for a building of this age and construction. However, if many of the recommendations if not carried out as stated above, then this would in due course become a constant problem if they were not adequately repaired.

There are several maintenance issues, which need attention. However, from just one visit it is difficult to assess all relevant issues as referred in the structural element as referred in item 7 in the report and recommendations in item 11.

As previously mentioned, there are some trees, which are within the 30-metre radius of the residence. We would draw the attention of the client with regard to the NHBC Publication Practice note 3 "Buildings Near Trees," the roots of these trees could affect the building if it is founded on shrinkable soil conditions, and no proper precautions are taken. With the help of a tree expert or Arboriculturist undertake their recommendations. We attach a recommended tree-planting sheet, how far new trees should be planted as to prevent root damage to your property. The client should obtain and maintain an insurance cover against subsidence and heave.

Our research with the Local Estate Agents and general communications with other Architects, Solicitors and Surveyors indicate that the housing prices are falling due to current mortgage crisis - high interest rate. Due to the accelerating rate of fall in house price, lenders are also down valuing properties which may lead to properties at risk of plummeting into negative equity. These are un precedent times.

### 13.00 Appendix

#### DOCUMENTS ATTACHED TO THIS REPORT

1. Photographs plus Cover photo. P/01 – P/199
2. Drawing. 501, 502, 503, 504, 505 506 & 507
3. Tree Planting Schedule & House Diagram
4. Planning & Building Regulation Approvals
5. Certificate Of Structural Adequacy & Report

*Mayur Vashee*

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**MAYUR VASHEE** M.R.I.C.S.

103 STATION ROAD WEST WICKHAM KENT BR4 0PX ~ TEL: 020 8 777 4000

## Conditions of Engagement

### 1. THE SERVICE

- 1.1 Based on an inspection as described below the surveyor, who in this instance will be a Chartered Architect (hereinafter called 'the surveyor'), will provide in a standard reporting format, which has been custom designed:
  - 1.1.1 a concise report on the general condition of the property, identifying significant defects and repairs essential at the time of inspection and referring to readily apparent potential hazards
  - 1.1.2 a brief description of the property and any factors likely materially to affect its value;
  - 1.1.3 the surveyor's opinion of the 'open market value' at the date of the inspection on the assumptions set out below and, if different, the value on the assumption that any essential repairs identified have been carried out satisfactorily;
  - 1.1.4 usually an assessment of the estimated current reinstatement cost in its present form (unless otherwise stated) for insurance purposes including garage, outbuilding, site clearance and professional fees; excluding VAT (except on fees).
- 1.2 The report will not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts; nor will it mention minor defects which the surveyor considers do not materially affect the value of the property. If the report does refer to some minor defects this does not imply that the property is free from other such defects.
- 1.3 The report is provided for the sole use of the named clients and is confidential to them and their professional advisers. No responsibility is accepted to others.
- 1.4 In preparing the report the surveyor will exercise the skill and diligence reasonably to be expected from a surveyor competent to advise on the subject property.
- 1.5 The report will not identify the existence of contamination in or from the ground, as this can only be established by other specialists.
- 1.6 If having arrived at the subject property the surveyor considers that it should not be reported upon in the House Buyers' Survey and Inspection reporting format, the surveyor will be entitled not to proceed with the inspection and will report to the clients accordingly

### 2. THE INSPECTION

#### 2.1 The main building

- 2.1.1 The surveyor will undertake a visual inspection of so much of the exterior and interior of the property as is accessible with safety and without undue difficulty. Accordingly, the report will cover all that part of the property which is visible whilst standing at ground level within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels. The surveyor will open trap doors where accessible and possible with safety and without undue difficulty. However, he/she will be under no obligation to raise floor boards or to inspect those areas of the property that are covered, unexposed, or are not readily accessible with safety and without undue difficulty. Therefore furniture, floor coverings, fixtures, and fittings will not be moved, but the inspection will include, subject to reasonable accessibility with safety and without undue difficulty, the roof space without moving insulation material. Inspection of the roof space is confined to details of design and basic construction; individual timbers are not specifically examined although, where defects are observed as part of the general examination, such defects will be noted in the report.
- 2.1.2 It is not possible to report on the condition of flues or the presence of flue liners, and the report will not advise upon whether or not any chimneys can be used.
- 2.1.3 The outer surfaces of the roofs will be inspected if they can be readily seen from a 3 metre (10 ft) ladder, set safely with its feet on the ground, or from any other accessible vantage point to which the surveyor is entitled to gain access.
- 2.1.4 A moisture-detecting meter will be used in selected positions.

#### 2.2 Services

The surveyor will provide an overall impression of the services, but will not test them and will not advise upon whether the property/services comply with regulations in respect of Services. Drainage inspection covers will be lifted where visible and possible to facilitate a visual inspection, but drains are not tested. (Drains can be tested if instructed via a builder or Plumber with an air or water test and report submitted with a video of a CCTV.

### 2.3 Outbuildings

Garages and other outbuildings of substantial permanent construction and any structure(s). Attached to the dwelling will be inspected. Leisure facilities within outbuildings will not be Inspected.

### 2.4 Site

The boundary structures, retaining walls, paths and drives will be inspected to the extent. That they are readily visible from positions to which the surveyor is entitled to gain access. Leisure facilities will not be inspected.

### 2.5 Flats, maisonettes or similar units forming part of a larger building or group of related Buildings.

The descriptions of the nature of the inspection given in paragraph 2.1 and paragraph On services apply except that inspection covers will not be lifted and the condition or adequacy of lifts will not be investigated or reported upon. As to what will be inspected.

2.5.1 External: The exterior of the subject property, and sufficient of the remainder of the building in which it is situated and of the exterior of any other buildings of permanent construction, notified by the clients and agreed with the surveyor to be inspected, to ascertain their general state of repair.

(Please note: This is to enable the clients to arrange for inspection of that part of the exterior of the property to which a shared maintenance/ service charge which would be payable by the clients applies.)

2.5.2 Internal: The interior of the subject property, and in a more superficial way, those communal areas within the building from which the subject property takes access and, on the floor, (s) of the subject property plus such other communal areas/roof/roof spaces notified by the clients and agreed with the surveyor to be inspected.

(Please note: This is to enable the clients to arrange for inspection of other communal parts which are the subject to shared maintenance/ service charge which would be payable by the clients.)

## 3. THE REPORT

3.1 If it is suspected that hidden defects exist which could have a material effect on the value of the property, the surveyor will so advise and recommend more extensive investigation prior to entering into a legal commitment to purchase. It may be appropriate in exceptional circumstances to defer making a valuation until the results of the further investigations are known.

3.2 If it is not reasonably possible to carry out any substantial part of the inspection (see section 2 above) this will be stated.

3.3 Any obvious evidence of serious disrepair or potential hazard to the property will be reported, as will any other matters apparent from the inspection which are likely materially to affect the value.

3.4 Where the surveyor relies on information provided, this will be indicated in the report, with the source of the information.

3.5 The report will state the existence of any apparently recent significant alterations and extensions so as to alert legal advisers.

3.6 Where the subject property is part of a building comprising flats or maisonettes, the report Will identify any apparent deficiencies in the management and/or maintenance arrangements for the whole building observed during the inspection, which the surveyor considers materially to affect the value.

3.7 Where the apparent sharing of drives, paths, or other areas might affect the value of the property, the surveyor will so report.

## 4. THE VALUATION

4.1 Unless it is made apparent by an express statement in the report the surveyor will have made. The following assumptions and will have been under no duty to have verified these assumptions:

4.1.1 the vacant possession is provided;

4.1.2 the planning permission and statutory approvals for the buildings and for their use, including any extensions or alterations have been obtained;

4.1.3 that no deleterious or hazardous materials or techniques have been used and that the land is not contaminated;

4.1.4 that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown;

4.1.5 that the property and its value are unaffected by any matters which would be revealed by Inspection of any register or by a local search (or their equivalent in Scotland and

- Northern Ireland) and replies to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful; and moreover, that the value of the property would not be affected by the possibility of any Entry being made in any register;
- 4.1.6 that an inspection of those parts which have not been inspected would not reveal material defects or cause the surveyor to alter the valuation materially;
  - 4.1.7 that the property is connected to main services, which are available on normal terms;
  - 4.1.8 that sewers, main services, and the roads giving access to the property have been adopted; that in the case of a newly constructed property, the builder is a registered member of the NHBC or equivalent and has registered the subject property in accordance with the scheme concerned;
  - 4.1.10 that where the subject property is part of a building comprising flats or maisonettes, unless instructed or otherwise aware to the contrary, the cost of repairs and maintenance to the building and grounds are shared proportionately between all the flats and maisonettes forming part of the block, and that there are no onerous liabilities outstanding. (Please note: As no formal enquiries will be made by the surveyor the clients' legal advisers should have sight of this report and be asked to verify:
    - (i) the assumptions given above;
    - (ii) Any information provided to the surveyor which is set out in the report;
    - (iii) in respect of leasehold properties the details and adequacy of the lease;
    - (iv) matters relating to town planning, statutory or environmental factors, mining, roads or services or contravention of building regulations.
  - 4.2 Unless otherwise instructed any development value is to be excluded from the 'open market valuation' and the surveyor will not include any element of value attributable to furnishings, removable fittings and sales incentives of any description when arriving at an opinion of the value. Portable and temporary structures will be excluded also.
  - 4.3 The definition of 'open market value' is the best price at which the sale of an interest in property might reasonably be expected to have been completed unconditionally for cash Consideration on the date of valuation assuming:
    - 4.3.1 a willing seller;
    - 4.3.2 that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for the completion of the sale;
    - 4.3.3 that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation;
    - 4.3.4 a purchaser with a special interest takes that no account of any additional bid.

## **6. VALUATION FOR INSURANCE PURPOSES**

- 5.1 In assessing the current reinstatement cost (see paragraph 1.1.4) the surveyor will have due regard to the Association of British Insurers/ Building Cost Information Service House Rebuilding Cost Index. The assessment will not include loss of rent or cost of alternative accommodation for the reinstatement period.
- 5.2 In the case of a flat or maisonette the figure will be for the flat or maisonette only and it will be necessary for the clients' legal adviser to establish and advise whether the insurance arrangements relating to the remainder of the block or building are satisfactory.

## **6. CHARGES**

- 6.1 The clients will pay the surveyor the fee agreed in writing for the report and inspection and expressly agreed disbursements.
- 6.2 Before agreeing the fee the clients are expected to give a fair indication of what is to be inspected, including the size of the main building in which a flat/maisonette is situated; In the event of the inspection being substantially more extensive than described by the clients, the surveyor shall be entitled to an additional reasonable fee. In the event of the Surveyor acting in accordance with paragraph 1.6 above, his/her reasonable travelling costs shall be payable by the clients.

## **7. LIABILITY**

- 7.1 The clients are advised that the liability of the Surveyor will be limited to the Professional Indemnity cover the firm has for PI cover.