

BUILDING SURVEY REPORT

Of

**__ JUNIPER ROAD
STANWAY
COLCHESTER
ESSEX
CO3 __**

For

**Mrs C _____
__ The Avenue
Highams Park
London
E4 ____**

By

**Paul Anderson
Anderson Associates
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Portal Avenue
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**Date: 11 August 20__
Ref: PGA/150802/ __Jun**

**This report contains 19 pages
including this header page**

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PARTICULARS

Property:	Detached Bungalow
Age (approximate):	1960's
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	11 August 2015
Weather:	Dry, overcast
Terms of Reference:	Building Survey
Special Instructions:	None

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

A detailed inspection of the dwelling will be undertaken as far as access permits. Advice will be given upon the condition and quality of the structure and fabric. We will indicate where we feel short-lived materials exist and where future faults could occur where these can be reasonably foreseen.

We will make comment upon any adverse highway, planning or environmental factors, which are likely to affect the property both now and in the foreseeable future, as far as are apparent during our inspection. Naturally, enquiries to confirm this information must also be undertaken by your legal adviser in the normal manner. In addition, your legal adviser should establish that adequate planning approval and building regulation consent has been obtained on any relevant development or building works already undertaken.

Unless we advise you to the contrary in our report, all comments upon leases, guarantees, tenancies, legal restrictions, license agreements, trading accounts or other relevant matters will be based upon information gathered verbally from the client, occupier or other person stated with the report, unless confirmed in writing by your legal adviser.

An inspection of the boundaries will be made and we will comment upon any poorly defined areas. We will also comment upon any obvious physical encumbrances to the property, e.g. rights of way, easements, tenancies, etc. However, some encumbrances may not be obvious from an inspection and it is for your legal adviser to make more categorical investigations.

Every effort will be made to inspect as much of the building as possible. We would particularly wish to stress the limitations of our inspection, insofar as we cannot comment upon those areas obscured or inaccessible and neither can we say whether such areas are free from defect. In particular where the property is furnished, it is normally the case that some areas cannot be inspected, e.g. below fitted carpets, and behind/under heavy/fixed furniture fixtures and fittings and other effects. Naturally where we consider a fault may be concealed, further investigation will be recommended.

Our comments and recommendations within the report will be based on a single inspection. No monitoring of cracks, damp areas or other faults will be possible. Without the benefit of re-inspection of the property over time it may not be possible to come to categorical conclusions in some instances. We will indicate where further investigation or monitoring would be prudent. We have not investigated whether the site is or has been contaminated. Your legal advisor should investigate what the previous use of the property was prior to purchase. With newer properties an environmental survey is often beneficial.

No investigation of the sub-soil or its foundations will be undertaken or any trial bore holes dug. If from examination of the building above ground level there are indications of movement, failure of the foundations or other reason to suspect subsidence, heave or landslip problems, we will make appropriate comments and advise you where we feel further specialist investigations would be prudent.

For the purpose of the report we will assume that no high alumina cement concrete, calcium chloride additive or other deleterious material has been used in the construction of any part of the building unless expressly stated to the contrary in the report. No tests of asbestos material will be undertaken but where possible we will indicate where it exists and whether it is likely to be a health hazard.

Where securely fixed floorboards, such as modern tongued and groove variety are laid to floors it is usually not possible to lift them without damage. We will try to lift some floorboards to undertake an inspection of the sub floor void where there are exposed loose boards that can be lifted without damage. This will naturally only be undertaken with the consent of the vendor or occupier. No comprehensive inspection of the sub floor void is therefore normally possible. We will indicate in our report where these inspections were made and specific advice will be limited to these areas. More general comments will apply to the floors as a whole.

All roof spaces and cellars will be inspected where access hatches are reasonably accessible and of an adequate size. Naturally we cannot comment upon the form of construction or condition of these areas where no inspection is undertaken. Neither can we say that these areas have adequate thermal insulation or ventilation and whether any vapour barriers have been incorporated, where this is appropriate.

We are equipped with a portable ladder extending to a height of about 3 metres. Close inspection of areas beyond this height, for example, flat roofs to two storey buildings, dormer roof windows, chimney stacks, valley, etc., can only be undertaken where reasonable access exists. We will be pleased to arrange for more detailed access where this has been confirmed in writing with you prior to our inspection. Additional charges will be applicable. No inspection of chimney flues or linings will be possible unless and accessible flue door exists. Neither will it be possible to determine the performance of flues or fires.

Except where it forms part of the structure of the dwelling, only a superficial inspection of garages and outbuildings will be undertaken. Moreover a superficial inspection only will be undertaken to garden walls, gardens, fences, paths, etc. We can, of course, undertake a more detailed inspection of these areas where this has been agreed in writing with you prior to our inspection. Additional charges will be applicable.

A visual inspection only will be undertaken to services as far as access permits. This will include electric wiring, gas services, underground drain systems, plumbing and heating. Unless agreed prior to our survey inspection, no specialist tests will be undertaken to services. In particular it will be necessary to undertake a specialist pressure test of drains before we could say whether there are any leaks present. Where we do have cause to suspect fault or shortcomings to services as a result of our inspection, we will recommend where specialist tests would be prudent and their likely costs.

The fee we have quoted for our Building Survey is exclusive of the cost of specialist contractors attending the property, carrying out tests and providing written reports. Their fees must be confirmed in writing prior to their inspections and settled by you. Whilst we can select specialist firms whose work is known to us and who have provided satisfactory services in the past, we are not to be held responsible for any damage or negligence caused by the specialist firm.

No inspection of specialist services or appliances such as lifts, burglar alarms, water softeners, fire alarms, swimming pool systems, filtration plants, air conditioning or other appliances or machinery, will be undertaken. You should arrange for your own specialist inspection if you require a report upon these items.

Unless stated in our report to be present, it is not always possible to state whether cavity wall insulation has been installed. We are unable to confirm the type, size, adequacy or condition of cavity wall ties, if used. Thus it will only be where these elements are causing a detectable fault at the time of our inspection that a report will be made upon them.

It will be assumed in our report that you have personally inspected the property and that you have satisfied yourself that the size, type and layout of the accommodation, outbuildings and grounds suit your requirements. We would be pleased to advise you on any particular requirements you have concerning the use or alteration of the property where this has been confirmed in writing prior to our inspection.

We strongly recommend that you obtain all specialist reports, estimates and have further investigation and exposure work carried out prior to a legal commitment to purchase. We also recommend these estimates and reports be forwarded to ourselves and your legal adviser, as appropriate for comment where relevant. When making our report, the following assumptions will be made. Your legal adviser should confirm they are appropriate;

- The property is not subject to any unusual or specialty onerous restrictions, encumbrances or outgoing and that good title can be shown.
- The property and its value are unaffected by any matters which would be revealed by a local search and replies to usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful.
- That any subsequent inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

That any alterations or additions in the form of material developments already carried out to the property have, where required, been granted all relevant local authority approval.

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk if the whole or any part of this report or any reference is to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval. .

If after occupation a defect is found the Surveyor must be informed in the first instance and before any remedial action is taken. Failure to do this could invalidate/effect any claim made against the Surveyor.

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2.00 SITE

Consider the nature of the area, the immediate surroundings, the site and any physical encumbrances. Review their effect on the structure and enjoyment of the property.

2.01 The property is located in an established residential area developed around the 1950's onwards. There is a mixture of residential properties within Juniper Road and adjacent roads. Juniper Road is located off Holly Road which is just off Winstree Road and has good links with the A12. The nearest stations are Colchester and Marks Tey.

3.00 DESIGN

Review the accommodation and its layout, assess modernization's and alterations, appraise the buildings for the use to which it is being put, have regard to the features of particular concern's interest.

3.01 The property is a single storey detached bungalow, with pitched gabled roofs. There is a conservatory to the rear and detached flat roof garage set back to the rear right of the property.

The external walls are load-bearing cavity brick/blockwork and roof slopes are covered with concrete tiles.

Windows are of open pane design and the main entrance door is set to the centre of the property within a projecting brick and uPVC porch.

The accommodation internally includes:

Ground floor –The front door leads into the hall with the lounge to the right, bedrooms and bathroom to the left and kitchen/dining room and conservatory to the rear.

Doors from the kitchen and lounge lead to the rear garden, conservatory, garage and side access to the front.

3.02 External

Front - From the main road a brick paved drive for off street parking extends across the front of the property with a drive leading to the garage and rear access.

Rear – The rear garden comprises lawn, paving and shrub borders leading to the patio doors, garage and various outbuildings and side access to the front.

4.00 STRUCTURE

Establish how the building is structurally framed, check the condition and the adequacy of the structure, note any movement or deflection in the structure, advise on remedial works and assess the condition of the foundation.

4.01 Framework

The external walls are considered to be of cavity brick and block construction with textured concrete brickwork to the front gable. Other walls within the house are brick or load-bearing brickwork/blockwork.

The roof is of traditional timber design. The floors are solid.

4.02 External walls appear upright with door and window openings reasonably true and well formed.

4.03 The main roof is believed to be original and is in generally reasonable condition with the normal wear and tear and defects expected and associated with this age and type of roof. A more detailed assessment is dealt with later in the report.

4.05 Foundations

These were not inspected, but there is no evidence to suggest that the foundations are not in reasonable order.

4.06 Movement

There were no major signs of any movement, heave, slip or shear to the front, sides or rear elevation walls.

Vegetation and locked gate prevented a proper inspection to the left side walls.

The brickwork external walls are in generally reasonable order for their age.

Isolated defective areas of mortar were noted at DPC level and repairs are required

Hairline cracking was also noted at the concrete lintels and brickwork over the doors and windows.

Vertical cracking was noted between the gable ornate brickwork and brick corner piers. They require sealing with mastic to prevent possible damp ingress.

Patch repairs were noted in places to the brickwork and mortar around the windows which would have been done when the windows were renewed.

Differential movement was also noted between the conservatory and rear wall of the house. The crack requires sealing. This is not however, considered serious.

Whilst there are no signs of any major or significant cracking or movement, in a property of this age and type and in this area, minor seasonal movement of the structure is to be expected.

This will mean that any cracks will probably continue to open and close up on a periodic basis.

4.06 Isolated repairs to brickwork and pointing. £200

5.00 FABRIC

Describe briefly the elements in the building, consider the construction, design and condition of each element, emphasize poor building detailing and remedial action required, inspect for damp, worm and rot.

5.01 DPC & Damp

There were no obvious signs to suggest that the original dampproof course is not working as it should.

The external walls were tested internally with a damp meter. No significant damp readings were detected to the external walls where access was possible to test.

Built in cupboards, tiling and fixtures and fittings prevented a full inspection to some external walls internally, particularly to the kitchen, bathroom and en-suite.

The external ground levels are high in places, particularly to the front and should ideally be reduced to a minimum of 150mm below the original DPC.

Alternatively a 100mm wide channel can be formed between the path and the walls and filled with pea shingle.

5.01 Reduce external ground levels. £500

5.02 Chimney Stacks

A close inspection of the chimneystack was not possible, although from ground level it appears to be in reasonable condition. However lichen and moss requires removal. (See 5.03)

The cement fillets, flaunching around pots and capping pieces should be checked close up to ensure they are sound so no water can enter the roof.

A tower scaffold should be used to access the roof area.

5.03 Roofs

A ground level and internal inspection of the roof and void was undertaken. The roof is believed to be original and is in generally reasonable condition with the normal wear and tear associated with this age and type of roof.

The sand facing is starting to come away from the surface of concrete roof tiles in various areas.

This exposes the surface to the elements which can hasten the rate of deterioration meaning some tiles may need replacing sooner than would normally be expected.

The worst affected tiles should be replaced with isolated tiles replaced on an on-going basis.

Moss and lichen growth to the tile surfaces should ideally be removed. This can in some instances hasten the deterioration of the surfaces, as it retains moisture and can prevent surfaces drying out as quickly as they should.

Roof ventilation is considered inadequate and should be increased by inserting eaves and ridge or tile vents to provide cross ventilation at low and high level.

Insulation has been pushed into the eaves and this requires removing as it restricts ventilation.

- | | | |
|------|----------------------------------------------------------------------|------|
| 5.03 | General overhaul of roofs. Clear moss and lichen from tile surfaces. | £700 |
| 5.03 | Improve roof ventilation. | £900 |

5.04 Windows

Windows comprise sealed double glazed uPVC and powder coated aluminium casements (PCA) in timber sub-frames. They are in generally fair condition. It is uncertain when these were installed.

UPVC and PCA windows and doors require regular attention to maintain their performance. The lock mechanisms, catches and rubber seals require regular checks to ensure they are working properly. They should also be cleaned regularly to reduce the affect of airborne chemical pollutants on the window surfaces.

Sealed double glazed door and window units only generally last for between 10-15 years. The seals deteriorate causing misting and condensation to the air gap. The windows are approaching this age some replacements should be allowed for.

The timber sub-frames are at the moment in generally fair order although regular staining should be maintained to prevent deterioration and rot as replacement or repairs could be expensive.

A mastic seal should be added (replaced where old or defective) to the window brickwork reveals to prevent possible damp ingress at these points.

- | | | |
|------|--------------------------------------------------------------|------|
| 5.04 | Overhaul uPVC and powder coated aluminium windows and doors. | £300 |
|------|--------------------------------------------------------------|------|

5.05 Doors

External doors to the property are uPVC and powder coated aluminium in stained timber sub-frames. Internal doors are composite panel type. Doors are in generally good order. (See 5.04 for maintenance of uPVC and PCA doors)

It is unlikely the kitchen back door is fitted with safety glass, and as such is a potential hazard. It is advised it is reglazed using laminated glass, or as a minimum an adhesive safety film be fixed to the glass for improved safety and security.

- | | | |
|------|-------------------------------------------|-----|
| 5.05 | Apply safety film to kitchen glazed door. | £50 |
|------|-------------------------------------------|-----|

5.06 Internal Walls

Walls are plastered, with ceramic tiling to the kitchen, bathroom and en-suite and are in generally fair order

Hairline cracking was noted at the wall ceiling junction in places. This is not however, considered serious. Minor repairs can be done with internal decorations.

5.07 Fire Places

The lounge has a gas fire fitted.

It is important that if solid fuel or gas fires are used/installed flues should be swept and gas fires serviced annually to ensure exhaust gases escape freely. The build up of carbon monoxide gas due to blocked flues can be lethal.

Stainless steel flexible flue liners should be installed to any fireplaces to be used to allow proper discharge of gasses to the air.

As a minimum a smoke test should be done to ensure the flue draws properly.

5.07 Smoke test to lounge fireplace.

£100

5.08 Ceilings

Ceilings comprise plasterboard and skim with Artex and/or emulsion finish. The ceilings are in generally fair order.

Isolated staining and cracking were noted to the ceilings. They are not believed serious and can be repaired with internal decorations.

Early Artex contained asbestos. (See 9.03)

5.09 Stairs – N/A

5.10 Floors

Floor finishes are carpet, laminate, ceramic tiles and vinyl.
Coverings prevented an inspection of the floor structure.

Without breaking out section, it cannot be determined if the solid floors have a DPC below them. Although due to their age it is unlikely that one is not present.

If one is required it would be expensive to renew all floors. There were fortunately, no issues noted with the limited inspection that was possible.

Early thermoplastic floor tiles contained asbestos. These are present below some of the existing floor coverings. (See 9.03)

5.11 Joinery

Fascias, soffits and bargeboards have been replaced with uPVC. They are in generally good order but will require regular cleaning.

It is uncertain if the original fascias and soffits were removed or if the new uPVC has been fixed directly over them. This is not a good detail as it can encourage the retention of damp and restrict ventilation to the roof spaces.

There are no signs to suggest this is an issue but further checks should be made to confirm there are no problems.

Internal joinery is in generally good order.

5.12 Worm and Rot

We were unable to detect a general attack of worm in any of the timbers inspected. In a property of this age, it would be unusual to find no sign of worm, but if it is detected, we consider it can be treated in isolation as a maintenance item.

Allow for full timber survey to be done to roof void. A report should be available free of charge.

5.12 Timber treatment. £500

It is important to obtain copies of guarantees for this and any other treatments that may have been carried out on the property to ensure they are valid and can be taken over by the new owner.

6.00 SERVICES

6.01 *Electric, gas heating, water and drainage services. Review the design and construction and overall condition of each installation; recommend tests by Qualified Engineers and all remedial action required.*

6.02 Electric's

The electrical system was not inspected. No tests were done.
The meter is located externally and fuse board internally over the front door.

It is uncertain how old the system is but appears to be in generally reasonable condition with some upgrading work done.

However, unless current test certificates are available confirming the system is in a safe condition, it is advised a test and report is done to the complete electrical system as a precaution. This is likely to recommend as a minimum an upgrade.

All fixed electrical appliances and any power supply/light cables to the outbuildings and loft should be checked to ensure they are adequately protected. These electrics should not be used until they have been confirmed as safe.

No loft or external garage, garden office lighting or power should be used until checked and confirmed safe.

6.02 Electrical test and report. Upgrade. £500

Electrical work should be done by an NIC EIC and Part 'P' registered electrician.

6.03 Gas

Mains gas is supplied to the property. The meter is located externally.

6.04 Plumbing

Mains water supplies the kitchen sink and boiler located in the loft.

Roof pipe lagging is inadequate or missing. It is uncertain if any other concealed pipework has been lagged. This should be checked as on thawing, frozen pipes can cause serious water damage. Pipe lagging is acceptable.

The redundant water tank to the roof should be removed. (It is asbestos) (See 9.03)

6.04 Lag unlagged pipes.

£100

6.05 Heating

The central heating system was not inspected. No tests were done.

Gas fired boilers normally have a maximum serviceable life of between 10-12 years. It is uncertain when the existing Vaillant Combi gas boiler that heats domestic hot water and radiators was installed. It appears to be in fair condition and as such is considered to have around 4-5 years serviceable life left.

It is uncertain when it was last serviced. This and its age should be checked and confirmed and a report provided if recent test/safety certificates are not available.

The present installation should provide reasonable background heating. If regular servicing is not continued, fuel bills will be high and safety compromised.

Staining was noted to the boarding below the boiler. The boiler and loft pipework should be checked for leaks prior to use.

6.05 Report and service of boiler, heating and hot and cold water systems.

£300

Note: A Gas Safe registered engineer should undertake all heating/plumbing work.

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that runs across the side and front of the property. Rainwater goods are uPVC.

The system is in fair condition although a general overhaul is required. Wastes and downpipes require rodding access and gullies require clearing and covers fitted.

The conservatory gutter and rear valley gutter are choked with vegetation in places and require clearing to prevent damp ingress to the conservatory and house.

The inspection chamber cover located to the rear was lifted. The drains appeared reasonably free flowing although debris to the benchings requires clearing.

A new foul drain outlet was noted discharging to the inspection chamber which was obviously installed as part of the bathroom adaptations.

It is recommended a CCTV survey be done and the runs jetted to be certain of no major problems, particularly due to the close proximity of trees and vegetation to the grounds and boundaries. (See 8.02)

6.06	Overhaul storm and wastewater fittings. Clear gutters.	£300
6.06	CCTV Survey and Jetting.	£500

7.00 FITTINGS AND FINISHES

Describe briefly the condition of the general fittings, sanitary appliances and decorations, recommend remedial action needed.

7.01 General Fittings

Kitchen – Fitted kitchen with wall and floor units and worktops in good condition.

7.02 Sanitary Fittings

Kitchen – Acrylic sink with mixer tap.

Wet room – Level access shower with electric shower, wall mounted basin with lever taps and wash down wc.

En-suite – Shower cubicle with electric shower, vanity unit with mono-bloc mixer and wash down wc. Sanitary fittings are in good order.

The original bathroom has been adapted to allow easier access for the disabled or elderly.

7.03 Finishes

Ceilings and walls are Artex and/or emulsion finish.

The kitchen, en-suite and bathroom are part/fully tiled. Softwood joinery is gloss painted.

Internal decorations are in fair condition. Works to internal decorations are not included as these are not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

Describe briefly the construction and condition of the buildings attached to the main structure, the construction and condition of boundaries and condition of the grounds. Emphasize the remedial action required.

8.01 Outbuildings

The porch, conservatory and other outbuildings were not inspected in detail.

The pre-cast concrete garage is in fair condition. External joinery and decorations require attention. The garage roof is asbestos. (See 9.03)

The conservatory and front porch structures are in generally fair order.
The polycarbonate roof panels are in fair order but will require regular cleaning to maintain their performance with the seals and gaskets checked at the same time to ensure the roof is maintained watertight.

Spalled, damaged bricks and decayed timber sub-frame cills to the conservatory require repair.

The porch shed, greenhouse and summerhouse all require general maintenance.

8.01 General maintenance to outbuildings. £1,000

8.02 Grounds

(As 3.02). The drive, paths and patio areas will be slippery in rainy, icy conditions. The brick and paved drive patio and paths are in fair condition.

The trees to the neighbouring properties gardens are not believed at the moment to be causing any undue problems with the structure/foundations of the property.

Generally tree roots are the same size as the crown above ground. The 'zone of influence' of this vegetation is close to the boundaries and garage. If left they could cause damage to the foundations, boundaries and outbuildings from root encroachment.

The trees and vegetation should be regularly trimmed or ideally removed. This would be the neighbour's responsibility.

The vegetation to the front and rear left side garden and around the summer house requires cutting back/removal.

8.02 Works to grounds. Clear vegetation. £700

8.03 Boundaries

Front/side –Low level ornate block wall. In fair order.

Sides/rear – A mix of timber fencing in fair condition.

Vegetation and outbuildings prevented a full inspection to most of the rear garden boundaries.

8.03 Boundary maintenance. £600

It is advised your Solicitor checks on the ownership and repair responsibility of the boundaries.

9.00 ENVIRONMENTAL FACTORS

Review internal and external environmental conditions, consider improvements to enhance the internal environment daylight ventilation, insulation, noise, safety, health and security aspects.

9.01 Thermal

Cavity wall insulation has been installed to the external walls of the property. It is uncertain when this was done or if certificates are available. Further enquiries are advised.

Loft insulation has been poorly laid in places. It is considered inadequate and should be increased. Windows benefit from double-glazing.

9.01 Improve loft insulation.

£300

9.02 Ventilation

Rooms can be ventilated with window opening lights. No fan is fitted to the kitchen. One should be fitted to reduce smells and condensation build-up.

The kitchen extract hood could be adapted to discharge externally.

Built in cupboards are present to some of the external walls. These can often cause condensation and mould growth to form in the cupboards and on clothes etc due to lack of air circulation forming 'cold spots'. This often gets worse in colder weather.

Fortunately there were no obvious issues noted at the time of the inspection.

9.02 Check existing fans. Adapt cooker extract hood.

£400

9.03 Safety

The property is generally acceptable from a safety aspect.

The drive, paths and patio areas will be slippery in wet, icy weather.

Both electric and gas installations should be checked by qualified engineers if current certificates are unavailable to confirm their safe condition.

Note: The presence of suspected asbestos has already been highlighted earlier in this report. It was widely contained in early Artex, thermoplastic floor tiles, boiler flues and ducting, water tanks, soffits and rainwater fittings, amongst others.

Asbestos in good condition is not necessarily a hazard. If it disturbed or deteriorates and starts to break up it does become a hazard. If any asbestos is discovered and removal is required, it should be done in a controlled manner by a licensed asbestos removal contractor This can be very expensive.

If it's in good condition it can sometimes be left in-situ and encapsulated. (sealed)
It is possible that asbestos may be found in other places or currently inaccessible areas during renovation works and suitable precautions should be adopted and any suspected materials analysed and dealt with accordingly.

If there are further concerns enquiries should be made with the vendor or a full asbestos survey and test should be undertaken.

No costs have been included for asbestos analysis or removal. Specialist advice should be sought.

9.04 Security

Consideration should be given to changing the locks to the external doors and the provision of additional security to all windows.

Your local Crime Prevention Officer can provide additional advice. It should be noted that inadequate security could affect any insurance claims.

9.05 Disturbance

Occasional disturbance from the traffic should be expected to the property. The property backs onto a school playing field.

9.06 Acoustics

The solid external walls and double glazing provide adequate sound insulation. It is not considered necessary to provide additional acoustic insulation based on observations made at the time of the inspection.

10.00 FINANCIAL CONSIDERATIONS

Provide estimated costs for remedial works. Assess maintenance problems. Consider development potential legal obligations and responsibilities.

10.01 Defects

Items considered essential to put the building into a good state of repair have been collected separately from those considered desirable to improve enjoyment of the property. Both are listed in Appendix A with an estimated cost of the works.

The works are assessed as if a jobbing builder was carrying out general works and specialists sub-contractors carrying out specialist work.

10.02 Maintenance

The property has been reasonably well maintained over the last few years although some improvement works to the external fabric is now required.

Internally the property is in generally acceptable condition.

The central heating and electrical systems will require regular checks and service. The boiler is likely to require renewal in 4-5 years.

The property is likely to require as a minimum an upgrade of the electrical system.

The trees to the neighbour's gardens require trimming or removal, vegetation and tress within the properties garden cleared or cut back to prevent possible future issues. Further enquiries are advised.

10.03 Planning

I am not aware of any special planning provisions or any proposed extensions or building in the area.

It is believed the property is sold with freehold possession without encumbrances.

Ownership of boundaries and responsibility for maintenance should be established, particularly the access drive and front fencing/boundaries.

Fixtures and fittings should be the subject of a separate agreement.

Your legal advisor will determine the situation and advise you accordingly on the above and any other relevant legal matters.

11.00 CONCLUSIONS

Highlight salient features. Point out areas for further investigation. Relate the condition of the property to that of similar properties. Special advice.

- 11.01** The property offers reasonable sized accommodation.
- 11.02** Apart from any minor areas identified the structural walls are in reasonable order.
- 11.03** The roofs require an overhaul and additional ventilation and insulation.
- 11.04** UPVC fittings will require regular cleaning.
- 11.05** The property fabric is in generally fair condition.
- 11.06** Internally the property is in an acceptable condition.
- 11.07** A specialist test and report should be provided for the electrical installation if current test/safety certificates are unavailable. Earth bonding should be checked.
- 11.08** The boiler and central heating systems will require regular servicing.
The boiler is likely to require renewal in 4-5 years.
- 11.09** Kitchen and bathroom fittings are in good order.
- 11.10** The remedial works required are generally to be expected for this type of property.
- 11.11** It would be advisable to possibly seek a reduction in the purchase price to offset some of the essential works listed in Appendix A.

Survey Ends.

Paul Anderson. MRICS, MCIQB
11 August 2015



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Isolated repairs to brickwork and pointing.	£200
5.01	Reduce external ground levels.	£500
5.03	General overhaul of roofs. Clear moss and lichen from tile surfaces.	£700
5.03	Improve roof ventilation.	£900
6.02	Electrical test and report. Upgrade.	£500
6.05	Report and service of boiler, heating and hot and cold water systems.	£300
6.06	Overhaul storm and wastewater fittings. Clear gutters.	£300
6.06	CCTV Survey and Jetting.	£500
	Total	£3,700

Works Considered Desirable

5.04	Overhaul uPVC and powder coated aluminium windows and doors.	£300
5.05	Apply safety film to kitchen glazed door.	£50
5.07	Smoke test to lounge fireplace.	£100
5.12	Timber treatment.	£500
6.04	Lag unlagged pipes.	£100
8.01	General maintenance to outbuildings.	£1,000
8.02	Works to grounds. Clear vegetation.	£700
8.03	Boundary maintenance.	£600
9.01	Improve loft insulation.	£300
9.02	Check existing fans. Adapt cooker extract hood.	£400
	Total	£4,050

The above costs do not allow for any specialist fees or V.A.T.

It should also be noted that these costings are for guidance purposes only and do not represent an actual estimate from a builder.

APPENDIX A
COST SUMMARY