

# TPC

HOME MOVING MADE EASY

## BUILDING SURVEY

on

ADDRESS



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## SUMMARY

### PROPERTY

Property address	Address
Brief description	The property comprises traditional design, with solid load-bearing masonry walls under a timber pitched roof weathered by tiles. The living accommodation is on two floors and there is a small-size rear garden.
Property type	Terraced house.
Year built	c.1900.
Accommodation	Entrance Hall, Reception Room, Kitchen/Breakfast Room, Kitchen, 3 Bedrooms & Shower Room.
Tenure	It is understood that the property is freehold and that full vacant possession will be granted upon completion, but your solicitor must confirm this.
Size in square metres	92 GIFA. (approx.)
Insurance reinstatement cost	£225,000

### BRIEF OVERALL ASSESSMENT

The property appears generally serviceable, however it requires damp remediation works and general remedial repair and upgrade to ensure its long-term integrity.

### SERIOUS DEFECTS

None to the property under inspection.

### ESSENTIAL REPAIRS

Chimneystacks	Make good to the top rendered flaunchings and apply water repellent coating to the tops and sides of the stacks. Add appropriate waterproof top protection to the chimneypots (without) to prevent damp ingress decay. Repair/replace the lead flashings and carry out masonry, crack and pointing repair and ensure that the top and surrounds are made watertight. Ensure the sealed flue to the rear remaining stack (single storey projection) is vented to mitigate the risk of consequential condensation decay, and that the base is adequately supported (necessary to remove the coverings to establish whether remedial action is required).
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Roof Covering	Remove all moss growth and ensure the covering and intersections are watertight. Make good to the masonry parapet walls (upper and lower) and apply waterproofing. Extend the verge tiles (provide suitable overhang to upper and lower verges) and extend the code 4 lead flashing to the rear outrigger abutment, ensuring it is adequately dressed into the rainwater guttering to mitigate the risk of masonry damp and consequential decay. Overhaul the lead flashings and ensure any missing wall chase joint filling is replaced with lead mills sealant. Install tile vents to the rear roof coverings to mitigate the risk of consequential condensation decay.
Dampness	Competent dampness/timber preservation contractor (property care registered) to carry out appropriate remedial work and allied repairs in accordance with Building Research Establishment Digest 245 (2007 Ed.) & Control of Damp - Historic Buildings Factsheet 8.01.
Main Roof Construction	Remove the cold water storage tank and instruct a competent carpenter to carry out appropriate reinforcement/binding to all the adversely affected ceiling joists (full ceiling joist appraisal required – remove all coverings, etc.) and to provide a suitable support framework for the tank. Re-site the tank and ensure it is clean and flushed out. Provide a lid to the tank to prevent water contamination and ensure all water storage tanks and pipework are fully lagged to mitigate the risk of frost damage. Repair the underfelt to ensure full secondary protection against damp ingress, and upgrade the roof insulation in accordance with current energy saving standards. Fill any gaps and make good to the party walls to ensure full firebreak compartmentation. Pest control contractor to remove the presence of rodents and an electrician is to check for signs of gnawing damage, etc.
Guideline budget	£9,000

## OTHER REPAIRS

Roof Drainage	Ensure the joints and connections are watertight and that the gutters and gullies are cleared of debris and jetted through. Install a rigid plastic eaves membrane under the roof tile edge and suitably dress it and the lead flashing ends into the guttering to prevent surface water discharge and consequential decay.
Main Walls	Carry out routine masonry and crack filling repair, and re-pointing repair in suitably gauged lime mortar.
Sub-floor Ventilation	Clear all obstructions to the rear metal air-grilles and replace the front grille with a larger 215 x 150 mm unit.
Exterior Decorations	Make good to the masonry and decayed timber joinery and redecorate all previously painted elements. Ensure that all opening surrounds are fully filled to prevent damp ingress and consequential decay.
Ceilings	Replace the lath and plaster ceilings with plasterboard and make good/refurbish.

Walls, Partitions & Plasterwork	<p>Upgrade/replace the beam support between the reception rooms and between the hallway and kitchen/breakfast room in accordance with regulatory controls. Serve a building notice to the local authority building control dept. (with structural engineer calculations) and party wall notice to the neighbouring owners.</p> <p>Replace the damp and de-bonded wall plaster/render with renovating plasters and make good/refurbish.</p>
Fireplaces, Flues & Chimneybreasts	<p>Install air-bricks to the concealed flues to prevent consequential condensation decay.</p>
Condensation	<p>Use an abrasive cleaner and mould wash concentrate solution to remove all mould decay and make good prior to interior refurbishment. Install a mechanical extract fan in the shower room with humidistat control to prevent high humidity and to ensure that suitable air-changes are incorporated.</p>
Drainage	<p>Replace the cast-iron section of the soil and vent pipe with modern plastic pipework.</p>
Gas	<p>Install a new high efficiency gas-fired condensing boiler.</p>
Electricity	<p>Competent NICEIC or ECA registered electrical contractor to test the electrical circuitry and report as to its condition, together with a quotation for upgrade in accordance with BS-7671.</p>
Heating	<p>Replace the dated radiators with new high efficiency steel panel radiators and new service pipework. Competent heating engineer to advise on the type and location and the need for service pipework replacement.</p>
Hot Water	<p>Competent plumber to repair/replace the defective hot water tap in the kitchen.</p>
External Areas	<p>Provide restraint (vertical posts, etc.) to the rear boundary wall in the interests of health and safety. Carry out masonry and pointing repairs to the boundary walls. Insert a damp proof course between the partition walls and main elevation walling to mitigate the risk of bridging damp and consequential decay.</p> <p>Carry out boundary fencing and post repair/replacement and apply preservatives. Overhaul the paving, hardstanding and timber decking and apply preservatives. Carry out masonry repair to the rear brick edging.</p>
Guideline budget	<p>£17,500</p>

## FURTHER INVESTIGATION

Floors	<p>Prior to an exchange of contracts, pull up the floorboards to establish whether remedial action is required.</p>
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Drainage	Carry out a CCTV scan of the underground foul and surface water drainage to establish whether remedial action is required.
Services	Competent engineers to inspect the electrical, gas and heating installations if there is no appropriate inspection documentation.
Guideline budget	£1,500

## ENVIRONMENTAL MATTERS

This is a residential area, a short distance from local amenities. Aircraft and background road traffic noise was noted. The lamppost may cause nuisance.

The property is in an area which has been identified as having previously flooded and/or at possible risk of flooding and this may have an adverse effect on the property and its market value. Your solicitor is to consult with the relevant agencies prior to an exchange of contracts. Information and advice can be obtained from the environment agency. It is assumed that buildings and contents insurance cover can be obtained on normal terms, however this is to be established by your solicitor prior to an exchange of contracts. The insurance premium is expected to be high. It is understood that an agreement has been put in place to enable the insurance market to provide affordable flood insurance to the **majority** of households and small businesses in the UK. There will be exceptions/exclusions, therefore you are advised to consult with your solicitor prior to an exchange of contracts.

A web-based search suggests that there is a past landfill/waste processing site in the postcode area of CR0 1AD. Your solicitor should make enquiries of the local authority/environment agency to establish whether the property is likely to be adversely affected.

You should familiarise yourself with the location before purchase. Your solicitor should complete all relevant searches on your behalf prior to an exchange of contracts and establish any local development plans that may have an adverse effect on the property under inspection.

## MATTERS FOR YOUR SOLICITOR

Planning	No enquiries have been made of the local authority in connection with planning matters. You should ask your solicitor to advise you in this respect.
Building Regulations	No enquiries have been made of the local authority in connection with building regulation matters. Your solicitor is to confirm that local authority building control approvals are available and in order for the internal alterations/structural works (suspect they are <b>not</b> ). It is important that you appreciate the implications of these provisions and the <b>likelihood of complications</b> (adverse effect on the owner – negative impact on market value, etc. and risk of future adverse financial implications upon re-sale) should you proceed without the relevant documentation for works which have been carried out.

Roads No enquiries have been made of the local authority in connection with the road. You should ask your solicitor to advise you in this respect.

Rights of Way No enquiries have been made of the local authority in connection with rights of way. There may be an easement to the rear garden. You should ask your solicitor to advise you in this respect.

Matters For Your Solicitor Your solicitor should be asked to verify the legal position and advise upon the implications of the following:

- Any adverse easements, restrictive covenants, servitudes or wayleaves affecting the property.
- The right of access over the adjoining land for the purposes of maintaining parts sited on boundary lines. Similar rights may exist in favour of adjoining owners/occupiers.
- The responsibility for maintenance and repair of boundary walls/fences etc.
- That absolute (good) registered title is available for the property and grounds.
- The precise maintenance and repairing responsibilities in respect of shared drains/sewers.
- The actual property demise and boundary demarcation.
- If there is a chancel-repair liability upon the property under inspection.
- If a transferable warranty is available for any building and remedial works carried out to the property under inspection.

Surveyor M D Thorburn FRICS

Signed .....  
For and on behalf of Thorburn Property Consultants Ltd

## INSTRUCTION

TPC reference	TPC-xxx
Instruction from	A N Other
Date of instruction	
Date of inspection	
Weather	During the inspection the weather was cool and dry and we cannot therefore confirm that rainwater goods are totally serviceable or that flashings, roof coverings etc. are watertight during periods of heavy or prolonged rainfall.
Furnished or unfurnished	The property was fully furnished and floor surfaces were covered with fixed coverings; access was restricted, therefore the risk of concealed defects must be accepted.
Occupancy	The property appears to be single occupancy. You should ask your solicitor to advise you in this respect.
Orientation	For the purpose of description within this report, all directions are given as facing the front elevation of the property looking towards the rear.
Date of report	



## SURVEY REPORT

### EXTERIOR

#### CHIMNEystackS

Description	Masonry chimneystackS and clay chimneypots (the pots are decayed and you are advised to budget to replace them). The stackS were built without a damp proof tray; damp penetration is inevitable and problematic to fully eliminate.
Condition	Remedial masonry making good and appropriate waterproofing is advised to prevent damp ingress and consequential decay. We are not able to confirm whether the small remaining stack to the rear single storey projection is adequately supported at the base. The risk of concealed defects must be accepted.
Essential repair	Make good to the top rendered flaunchings and apply water repellent coating to the tops and sides of the stackS. Add appropriate waterproof top protection to the chimneypots (without) to prevent damp ingress decay. Repair/replace the lead flashings and carry out masonry, crack and pointing repair and ensure that the top and surrounds are made watertight. Ensure the sealed flue to the rear remaining stack (single storey projection) is vented to mitigate the risk of consequential condensation decay, and that the base is adequately supported (it will be necessary to remove the coverings to establish whether remedial action is required).

#### ROOF COVERING

Description	<p>The main pitched roof coverings comprise concrete tiles. The pitched roofs have been re-covered in heavier materials. The main roof frame has been reinforced and your solicitor is to establish whether local authority building control approval is available and in order. If it is not, then building control regulation approval is to be applied for.</p> <p>We were not able to inspect the rear outrigger roof frame and the risk of defects to concealed areas must be accepted. We would advise that an inspection hatch is installed to enable an inspection to be made and an assessment carried out regarding any remedial action required.</p>
Condition	The tiled roof covering appears generally serviceable, however the parapet walls were built without a damp proof course and penetrative damp is inevitable, therefore waterproofing is advised. Moreover, some remedial upgrades are advised to ensure the integrity of the roof covering and the intersections, etc.

## Essential repair

Remove all moss growth and ensure the covering and intersections are watertight. Make good to the masonry parapet walls (upper and lower) and apply waterproofing. Extend the verge tiles (provide suitable overhang to upper and lower verges) and extend the code 4 lead flashing to the rear outrigger abutment, ensuring it is adequately dressed into the rainwater guttering to mitigate the risk of masonry damp and consequential decay. Overhaul the lead flashings and ensure any missing wall chase joint filling is replaced with lead mills sealant. Install tile vents to the rear roof coverings to mitigate the risk of consequential condensation decay.

## ROOF DRAINAGE

### Description

PVC goods to the property under inspection.

### Condition

The rainwater goods require remedial upgrade/overhaul to prevent leaks and consequential masonry damp decay.

### Other repair

Ensure the joints and connections are watertight and that the gutters and gullies are cleared of debris and jetted through. Install a rigid plastic eaves membrane under the roof tile edge and suitably dress it and the lead flashing ends into the guttering to prevent surface water discharge and consequential decay.

## EAVES, FASCIA, SOFFIT

### Description

Timber eaves joinery to the property under inspection.

### Condition

There was some minor timber decay, therefore remedial overhaul is advised prior to exterior refurbishment.

## MAIN WALLS

### Description

The property comprises traditional solid (9") load-bearing masonry. Penetrating dampness is an inherent problem with solid external walls and any timbers in contact with a damp affected areas will be prone to rot and decay (including fungal attack). Solid masonry walling has a lower thermal value and is more prone to condensation defects and cold surfaces. The wall coverings to the rear may conceal defects that would otherwise be evident, therefore the risk must be accepted. There were some occasional penetrative solid wall damp defects and remedial waterproofing is advised. The dampness contractor is to inspect and advise.

In view of the age of the original building it cannot be assumed that window and door openings are provided with adequate lintels to support the masonry above, therefore the need for future lintel replacement cannot be ruled out. Timber lintels/beams (bressummer bay beams) were often used during the time the property was built; their future replacement is to be considered as they are subject to rot and decay. In order to establish whether remedial action is required it will be necessary to remove the coverings, therefore the risk of defects to concealed areas must be accepted. There is also an inherent risk of penetrative damp defects to the opening heads/surrounds and the need for remedial waterproofing cannot be ruled out.

The opening to the rear bathroom has been crudely formed and without building control approvals. From our single inspection, however there is no indication it is adversely affected.

### Condition

The foundations will be notably shallower (bays often formed on very shallow/non-existent foundations) than current regulations require and are more at risk from subsidence. There was some slight wall, bay pier (lean construction) and opening distortions and masonry cracks, though from our single inspection there was no indication the property under inspection is adversely affected.

During the period under which the property was originally built it was common to construct load-bearing walls without suitable lateral restraint to floors and roofs. There was some slight wall distortion/bowing, though from our single inspection there was no indication the property under inspection is adversely affected.

There are a number of minor cracks in the external walls; they would appear longstanding and further excess movement would seem unlikely but from a single inspection this cannot be positively established. The cracks are to be appropriately filled and future movement monitored.

The masonry walls require an overhaul to ensure their long-term integrity; they have been crudely re-pointed in places and mortar erosion was noted. You are advised to budget for the high cost of fully re-pointing in suitably gauged lime mortar.

### Other repair

Carry out routine masonry and crack filling repair, and re-pointing repair in suitably gauged lime mortar.

## SUB-FLOOR VENTILATION

Inspection	Voids beneath timber ground floors require adequate ventilation to minimize dampness, which can cause timber rot and decay (including fungal attack) and a remedial upgrade is advised.
Other repair	Clear all obstructions to the rear metal air-grilles and replace the front grille with a larger 215 x 150 mm unit.

## DAMPNESS

Inspection	Random surface checks for damp were made wherever possible at one metre centres using an electronic two-pin moisture meter. Where there are built-in fittings such as kitchen fittings, etc., dampness can be difficult to trace but costly and inconvenient to rectify. Above average readings were recorded, therefore appropriate remedial dampness repair is advised.
Essential repair	Competent dampness/timber preservation contractor (property care registered) to carry out appropriate remedial work and allied repairs in accordance with Building Research Establishment Digest 245 (2007 Ed.) & Control of Damp - Historic Buildings Factsheet 8.01.

## WINDOWS/DOORS

Inspection	<p>The windows/doors comprise double-glazed units. The exterior beading increases the risk of a security breach. There were no safety glazing markings to a number of units and you should apply safety glazing film if you are particularly concerned. The windows and doors are slightly dated and you are advised to budget for the high cost of future renewal. The decayed timber joinery frames are to be made good, and some ease and adjustment is required to the windows/doors.</p> <p>Your solicitor is to establish whether replacement glazing installed after April 2002 complies with building regulation requirements. The installer's FENSA self-certification or approval certificate from the local authority building control dept. is acceptable.</p> <p>You are advised that double glazing (sealed units) has a limited life due to deterioration of the edge seals and future remedial repairs are inevitable.</p>
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## EXTERIOR DECORATIONS

Other repair	Make good to the masonry and decayed timber joinery and redecorate all previously painted elements. Ensure that all opening surrounds are fully filled to prevent damp ingress and consequential decay.
Comment	Polymer paints applied to masonry walls tend to inhibit moisture release and can accentuate masonry defects, therefore correct paint specification (breathable masonry paint) is essential.

## INTERIOR

### COMMENT

Access to inspect the interior confines was restricted due to cupboards and furniture, etc., therefore the risk of concealed defects must be accepted.

### MAIN ROOF CONSTRUCTION

#### Comment

The main roof frame comprises a timber-cut purlin structure.

The rear roof frame is likely to comprise a timber cut structure, however it was not accessible and the risk of defects must be accepted. Install an inspection hatch to enable an appropriate inspection to be made and assess the need for remedial repairs, etc.

#### Condition

Considerable reinforcement was noted to the roof frames, which we suspect was carried out due to the excess loads from the heavier replacement roof tiles. The works appear generally adequate, however your solicitor is to confirm that building control approvals are available and in order for the structural upgrade works (suspect they are **not**). In addition, we would advise that the support to the cold water storage tanks and ceilings is upgraded as notable sag and unevenness was noted to the area above the staircase landing.

A sample of the roof timbers has been inspected and the possibility of concealed defects, including fungal attack, being present to inaccessible timbers cannot be ruled out and the risk must be accepted. There was no obvious active wood-boring beetle infestation and/or fungal rot attack to the accessible timbers at the time of the inspection; however we noted some condensation/mould decay to the roof timbers and due to the age of the roof timbers and inherent risk of woodworm, etc. we would advise that timber preservatives are applied to mitigate the risk of woodworm/fungal decay.

Penetrative damp was evident to the masonry, therefore appropriate exterior waterproofing is advised. The damp ingress has caused decay to the masonry and pointing, therefore following exterior repairs, masonry making good will be required. Torn/loose secondary underfelt is to be repaired and the party walls made good/fully sealed.

#### Essential repair

Remove the cold water storage tank and instruct a competent carpenter to carry out appropriate reinforcement/binding to all the adversely affected ceiling joists (full ceiling joist appraisal required – remove all coverings, etc.) and provide a suitable support framework for the tank. Re-site the tank and ensure it is clean and flushed out. Provide a lid to the tank to prevent water contamination and ensure all water storage tanks and pipework are fully lagged to mitigate the risk of frost damage. Repair the underfelt to ensure full secondary protection against damp ingress, and upgrade the roof insulation in accordance with current energy saving standards. Fill any gaps and make good to the party walls to ensure full firebreak compartmentation. Pest control contractor to remove the presence of rodents and an electrician is to check for signs of gnawing damage, etc.

#### Further Investigation

Your solicitor is to establish whether local authority building control approvals are available and in order (suspect they are **not**) for the roof frame reinforcement works. If they are not, building control regulation approval is to be applied for.

## CEILINGS

### Description

The ceilings would appear to comprise the original lath and plaster and replacement plasterboard construction; however they were concealed and we are unable to fully substantiate this assumption. The risk of defects to concealed elements must be accepted.

The ceiling area above the boiler may comprise asbestos fibres and certain ceilings (number of inaccessible areas – risk must be accepted) comprise textured coatings, which could contain asbestos fibres that are known to be hazardous to health. Removal or disturbance e.g. drilling or sanding, of these coatings will require special precautions. Advice is to be obtained from a competent asbestos contractor **prior** to any remedial work whatsoever to asbestos containing materials.

### Condition

Lath and plaster ceilings are prone to loss of key and eventual collapse, therefore you are advised to establish a budget for replacement with traditional plasterboard.

The plasterboard ceilings appear generally in a serviceable condition. There are a number of slight/hairline cracks; notwithstanding, these are typically found in properties of this age and not considered significant and can be routinely repaired with flexible fillers, etc.

The ceiling area above the upper storey staircase landing is notably distorted/uneven which is due to the ceiling joists defects (see comments: main roof construction).

### Other repair

Replace the lath and plaster ceilings with plasterboard and make good/refurbish.

## WALLS, PARTITIONS AND PLASTERWORK

### Description`

Internal walls and partitions generally comprise solid construction. The wallpaper coverings, etc. may disguise defects, therefore the risk must be accepted (number of inaccessible areas – risk of defects, etc. must be accepted). Certain walls comprise textured coatings, which could contain asbestos fibres that are known to be hazardous to health. Removal or disturbance e.g. drilling or sanding, of these coatings will require special precautions. Advice is to be obtained from a competent asbestos contractor **prior** to any remedial work whatsoever to asbestos containing materials.

The load-bearing wall between the reception rooms has been removed. The beam support will not meet current regulatory requirements (excess deflection noted when impact load applied - undersized beam and potential lack of end bearing), and we suspect the wall removal has been carried out **without** building control approvals. Moreover, we suspect the partition wall between the hallway and kitchen/breakfast room has also been altered **without** building control approvals. Whilst there was no significant defect/evidence of collapse, we would advise that the support provisions are upgraded to ensure long-term stability.

The partition masonry wall between the kitchen/breakfast room and kitchen **is** load-bearing and its removal will require appropriate beam support. You will be required to serve a building notice (with structural engineer calculations) to the local authority building control dept. Moreover, it will be necessary to serve party wall notice to the neighbouring owner.

### Condition

A number of slight and hairline movement cracks were evident to the interior confines, notably to and around openings; moreover, distortions were noted to the door and window openings. The cracks and distortions did not represent a significant defect at the time of inspection and such movement is typically found in properties of this age and type and is largely attributable to general settlement, construction creep and general thermal movement that occurs over time. Fill all movement cracks with flexible fillers and make good prior to interior refurbishment.

Areas of damp affected plaster/render were evident in the bedrooms and at ground level; therefore appropriate remedial dampness repairs are advised. We suspect that the damp defects are longstanding which causes a capillary action within the porous masonry. It is essential that appropriate damp remedial repairs are carried out to eliminate the origin of the damp defect.

You are advised that timber skirting boards, floor joists, etc. that are in direct contact with damp masonry walls, will often suffer from rot and decay (possibly dry rot fungal attack). The timbers in these areas should be checked and repaired/replaced as necessary and you are advised to establish a contingency budget thereof. In order to establish whether there are damp affected timbers it will be necessary to remove the coverings, etc. The risk of concealed defects must be accepted.

In addition, de-bonding of wall plaster/render was evident.

## Other repair

Upgrade/replace the beam support between the reception rooms and between the hallway and kitchen/breakfast room in accordance with regulatory controls. Serve a building notice to the local authority building control dept. (with structural engineer calculations) and party wall notice to the neighbouring owners.

Replace the damp and de-bonded wall plaster/render with renovating plasters and make good/refurbish.

## FIREPLACES, FLUES AND CHIMNEY BREASTS

### Description

The main chimneybreast construction has been retained, however we cannot confirm whether the small chimneybreast construction in the rear kitchen has been severed/alterd and whether it requires remedial support at the base (alternatively the remaining construction could be removed). The risk of defects to concealed areas must be accepted.

An open fire was noted in the reception room with a gas fire appliance. The appliance is **not** to be used until it has been inspected by a gas safe registered engineer.

The other fireplaces have been removed and the openings have been concealed. The risk of defects to the concealed flue openings must be accepted. It is relatively common for making good, etc. to be required to concealed openings and you should establish a contingency budget for the potential need for remedial works.

### Condition

Flues are usually "parged" (rendered) on the inside with mortar. Over a period of time this parging will have suffered attack from the corrosive elements within the flue gases, resulting in erosion and leakage. This can generally be noted by sand-like material falling down the chimney; also the mortar between the bricks will have deteriorated in the same way.

If the fireplace flues are to be used they will need to be suitably lined, Class 1 or 2 depending on use, and fresh air provision incorporated in accordance with current regulations. You should consult with a specialist (HETAS approved) contractor who will advise you accordingly.

The flues have not been inspected and it is not possible to comment upon the adequacy of any linings. No warranty can be given regarding the effectiveness of the fire opening. Redundant flues should be properly ventilated.

### Other repair

Install air-bricks to the concealed flues to prevent consequential condensation decay.



## FLOORS

### Description

The floors comprise timber boarding on suspended timber joists, except in the kitchen which comprises solid ground bearing construction.

The structural floor timbers were concealed and the possibility of defects, including dry rot and/or wood-boring beetle attack etc., being present to inaccessible timbers cannot be ruled out, therefore the **risk** of concealed defects must be accepted.

Where pipes are built into or below solid floors, leaks can be hard to trace and rectify. Without disruptive investigations it is not possible to confirm that the pipes are adequately protected in pipe channels, therefore the **risk** of concealed defects must be accepted.

### Condition

We were unable to confirm the condition of the structural floor timbers as this can only be suitably substantiated by pulling up the floorboards. Due to the age of the property, excess deflection noted, dampness defects and inherent risk of timber rot and decay, etc. we would advise that the floorboards are pulled up. The risk of concealed defects must be accepted.

The solid floor appeared without any significant defects at the time of the inspection. Nonetheless, minor settlement due to defective and poorly compacted fill/hardcore is fairly common in a property of this age and type, though this defect can be simply rectified by use of self-levelling screeds. The need for expensive pin & grout underpinning/ground remediation is only required for significant ground settlement defects.

We suspect that the solid ground bearing floor construction does not comprise a suitable damp proof membrane and we would advise that a suitable damp-proofing agent is applied to resist rising damp and consequential decay.

### Further investigation

Prior to an exchange of contracts, pull up the floorboards to establish whether remedial action is required.

## WINDOWS

### Description

The windows comprise double-glazed construction.

### Condition

The double-glazed windows appeared generally serviceable, however routine ease and adjustment, etc. is required to certain units to ensure that they are operating satisfactorily. In addition, they did not comprise trickle vents and this omission increases the potential for high humidity when it is not feasible to open them.

## INTERIOR DOORS

### Description

The internal doors comprise timber construction.

### Condition

A detailed inspection of all the doors was not made but they were noted to be generally in a serviceable condition. However, some routine ease and adjustment and ironmongery repairs are required.

## STAIRCASES

### Description

The staircase comprises timber construction. We were unable to inspect the underside of the staircase and the risk of defects must be accepted. Due to the age of the property there is the potential for defects such as woodworm, etc. and you may wish to carry out a precautionary investigation.

As to be expected in a property of this age the pitch is steeper and the treads shorter than current regulations require and the health and safety risk is increased. We would advise that an additional handrail is installed.

### Condition

The accessible staircase appeared without obvious defect at the time of the inspection.

## BUILT IN AND KITCHEN FITTINGS

### Description

The kitchen is fitted with traditional floor and wall units. The acoustic pad to the underside of the sink may comprise asbestos fibres and great care in accordance with health and safety regulations is required if any work whatsoever is carried out to asbestos containing materials.

### Condition

A detailed inspection of all cupboards and fittings was not made but these were noted to be in a satisfactory condition at the time of the inspection.

## SANITARY FITTINGS

### Description

Traditional sanitary fittings were evident.

### Condition

A detailed inspection of all sanitary fittings was not made but these were noted to be in a satisfactory condition at the time of the inspection.

### Further investigation

Your solicitor is to establish whether local authority building control approvals are available and in order for the shower room sanitary fitting installations. If they are not, building control regulation approval is to be applied for.

## INTERIOR DECORATIONS

### Description

Internal decorations are generally of simple type, with papered and painted wall surfaces and gloss painted woodwork. There are areas of glazed wall tiling.

### Condition

The property requires interior refurbishment; moreover, further marking and discolouration is likely to become apparent when furnishings and fixtures are removed, therefore you are advised to budget accordingly for the high cost of full interior refurbishment. In a property of this age and type it is probable that the original internal paintwork may contain lead. Complete removal of lead-based paint can pose a health risk unless correct procedures are followed. Urgent action is not required but should removal be planned, advice should be obtained from the relevant trade body.

## CONDENSATION

### Inspection

During the inspection we noted some condensation/mould decay, therefore remedial action is advised. The **risk** of revealing further condensation/mould damage upon removing fixtures and fittings when carrying out redecoration must be accepted. You are advised that excess mould (*toxic black mould*) can carry a serious health **risk** to vulnerable persons.

### Other repair

Use an abrasive cleaner and mould wash concentrate solution to remove all mould decay and make good prior to interior refurbishment. Install a mechanical extract fan in the shower room with humidistat control to prevent high humidity and to ensure that suitable air-changes are incorporated.

## HEALTH & SAFETY ADVICE

### Comment

Any materials that we suspect may contain asbestos fibres have been noted; however asbestos containing materials are often concealed, therefore the **risk** must be accepted. Competent asbestos surveyor to carry out a detailed asbestos survey and to advise accordingly prior to an exchange of contracts.

Low level glazing to doors and glazing adjacent to doors (1500mm from the finished floor level in critical locations) must comprise safety glass to comply with current safety requirements. We would advise that the existing non-compliant glass is replaced with safety glazing or safety film applied in accordance with current safety standards.

Install fire authority approved smoke/heat detectors in accordance with manufacturer's instructions and ensure that they are periodically serviced. Install a carbon monoxide detector in accordance with manufacturer's instructions.

## SERVICES

### NOTE

**Only detailed specialist tests will confirm the adequacy, efficiency and/or safety of services' installations. Surveyors are not qualified to undertake these tests. Any comments on services in this report are made by way of general observation of the visible parts only. We would advise that you arrange for the services' installations to be inspected by specialists prior to an exchange of contracts so that you are aware of any associated remedial costs.**

### DRAINAGE

#### Description

Drainage is **assumed** to connect into the public sewer via a system which may be shared with adjoining owners. The responsibility for drainage will be upon the owner and possibly the local water company. Your solicitor will advise accordingly.

You are advised that the underground drainage is concealed and we cannot substantiate its configuration and whether any soakaway chambers, etc. are present. The only way to substantiate the condition, configuration and efficiency of the drainage installation is to carry out a detailed CCTV scan, therefore we would advise that this is carried out.

#### Condition

It was not possible to access the inspection chamber/manhole to the rear as it was concealed beneath the garden/soil, etc., therefore the risk of defects must be accepted. In a building of this age there is a risk that drain defects will have developed and the condition can only be fully established by a detailed drains test (CCTV scan); we would advise that a competent contractor accesses the cover so that a thorough inspection can be carried out. The risk of defects to concealed areas must be accepted. Underground drainage defects often lead to soil erosion/softening which can undermine the foundations, therefore a precautionary inspection is advised.

The soil and vent pipe comprises cast-iron to the base and PVC pipework to the upper section.

#### Other repair

Replace the cast-iron section of the soil and vent pipe with modern plastic pipework.

#### Further Investigation

Carry out a CCTV scan of the underground foul and surface water drainage to establish whether remedial action is required.

### COLD WATER

#### Description

The property is connected to the mains water supply. The main stopcock is located under the sink and is to be labelled for emergency use and periodically tested.

Given the age of the building, hidden pipework may contain lead sections which ideally should be replaced for health reasons. Underground supply pipework has not been inspected. In a property of this age, if it has not already been replaced, the pipework is likely to be of lead or cast-iron and will need renewal. The risk of defects to concealed areas must be accepted.

Condition The mains pressure appeared satisfactory at the time of the inspection. The water supply and storage is to be periodically tested by a suitably qualified person.

We are unable to confirm whether the pipework beneath the timber ground floor is lagged to prevent frost damage, therefore the risk of defects must be accepted. When the floorboards are lifted, assess whether remedial action is required. The risk of defects to concealed areas must be accepted.

Further Investigation Competent plumber to inspect for the presence of lead service pipework.

## GAS

Description The property is connected to the mains gas supply. A traditional gas-fired floor mounted boiler was evident in the kitchen.

Condition The boiler is dated and inefficient and is subject to replacement. If it is to be retained, the engineer is to confirm its safety and whether it is receiving adequate fresh air supply.

Other repair Install a new high efficiency gas-fired condensing boiler.

Further investigation In view of the complexity of regulation and safety implications we would advise that an inspection of the boiler installation and all other gas appliances and fittings, etc. is carried out by a gas safety registered engineer if there is no appropriate inspection documentation.

## ELECTRICITY

Description The property is connected to the mains electrical supply. The fuseboard is located in the hallway. The surface fixed cabling breaches current regulations (BS-7671).

Condition The electrical installation appears dated and non-compliant with current safety standards. This assumption, however, is to be confirmed by a competent electrician prior to an exchange of contracts.

Other repair Competent NICEIC or ECA registered electrical contractor to test the electrical circuitry and report as to its condition, together with a quotation for upgrade in accordance with BS-7671.

## HEATING

Description Central heating is provided by way of pumped circulation from the gas-fired boiler, serving steel panel radiators of varying sizes to locations throughout the property.

Condition	You are advised that steel panel radiators have a serviceable life of approx. 25 years and you should budget for replacement as the units appeared to be approaching the end of their serviceable life. Due to its age we suspect that the whole heating system (pipework etc.) may need to be replaced, therefore you should budget accordingly for the high cost.
Other repair	Replace the dated radiators with new high efficiency steel panel radiators and new service pipework. Competent heating engineer to advise on the type and location and the need for service pipework replacement.
Further Investigation	Evidence of recent, regular and satisfactory servicing should be obtained. If it is not possible to obtain such evidence then the system must be tested and serviced by a competent heating engineer prior to an exchange of contracts.

## HOT WATER

Description	Hot water is stored and distributed from the hot water cylinder.
Condition	<p>The cylinder is inefficient and under-sized and is unlikely to provide adequate pressurised hot water supply during peak demand. The heating engineer is to inspect and advise accordingly (upgrade costs will be high).</p> <p>The hot water tap in the kitchen was faulty and the pressure was very low.</p>
Other repair	Competent plumber to repair/replace the defective hot water tap in the kitchen.

## THERMAL INSULATION

Comment	The property is likely to achieve a below average energy conservation rating score. A domestic energy rating assessment certificate must be made available so that you are aware of the cost and future marketability implications with regard to this particular property.
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## GROUNDS

### THE SITE

Description	<p>Small-sized rear garden. Your solicitor is to establish the actual property demise and boundary demarcation prior to an exchange of contracts.</p> <p>The exterior grounds would benefit from upgraded surface water drainage provision to mitigate the risk of ponding, etc.</p>
Condition	<p>The grounds are generally serviceable. The electrician is to ensure that the exterior installation accords with BS-7671. The shed is dilapidated and is subject to replacement.</p>

### EXTERNAL AREAS

Description	<p>General paving, hardstanding and timber decking. Timber fencing and masonry walls to the boundaries.</p>
Condition	<p>The external areas require remedial repair, upgrade and overhaul. The rear masonry walling is defective and excess sway was noted, therefore restraint is advised in the interests of health and safety.</p>
Other repair	<p>Provide restraint (vertical posts, etc.) to the rear boundary wall in the interests of health and safety. Carry out masonry and pointing repairs to the boundary walls. Insert a damp proof course between the partition walls and main elevation walling to mitigate the risk of bridging damp and consequential decay.</p> <p>Carry out boundary fencing and post repair/replacement and apply preservatives. Overhaul the paving, hardstanding and timber decking and apply preservatives. Carry out masonry repair to the rear brick edging.</p>

## STRUCTURAL RISKS

### NATURAL SUBSIDENCE RISK

Geology The geological survey map shows the property standing in sand and gravel with lenses of silt, clay and peat overlying river terrace deposits.

Comments Clay and silt is subject to seasonal variations which can cause structural movement as a result of shrinkage and expansion. Sand subsoil is at risk from washout of fine particles (soil erosion) due to free running ground water. From our single inspection there was no indication the property under inspection is adversely affected.

### TREES

Inspection The neighbouring owners are to manage their trees in accordance with BS-3998 to mitigate the risk of nuisance and adverse tree root action. Neighbouring owners to be reminded of their duty of care.

### STRUCTURAL MOVEMENT

Past and current movement In properties of this age the foundation depth is not taken down to a level that is currently required and the foundations are more at risk from disturbances from water tables, underground streams, leaking soil and rainwater pipes and water being extracted from the soil due to the action of vegetation/tree roots, etc. From our single inspection there is no indication the property under inspection is adversely affected.

Risk of future movement The risk of future movement, in our opinion, is low to moderate.



## OUR TERMS & CONDITIONS

1. These terms and conditions form (together with the terms of engagement) part of a contract between Thorburn Property Consultants Ltd (TPC Ltd), and the Customer named on the report. These terms and conditions apply to the exclusion of all other terms and conditions. The Report provided is solely for the use of the Client and the Client's professional advisers, and no liability to anyone else is accepted.

Important: No-one should rely on the report or make any inferences from it beyond the extent of the original instructions accepted by TPC Ltd.

2. The **purpose of the inspection** and the verbal and written reports is to put the present condition and performance of the property into an overall perspective and this inspection will be undertaken by a person (the "Surveyor") who is assessed and approved by TPC Ltd.
3. The report is **NOT a guarantee** that the property is free from defects other than those mentioned in the report, nor is it an insurance policy.
4. The report will **NOT include a market valuation** unless additional fees are agreed in writing beforehand.
5. The report **WILL include an IRV** - Insurance Reinstatement Valuation - based on the Guide to House Rebuilding Costs prepared by the Building Cost Information Service of the Royal Institution of Chartered Surveyors and The Association of British Insurers.
6. The report follows a **visual inspection of the accessible parts** of the property. Notes are taken during the inspection and these notes contain the original information to which the Surveyor refers and upon which the Surveyor relies when subsequently reporting to a client, either verbally or in writing. A written report supersedes any verbal report and should be considered fully before any legally binding decision is made in respect of any expenditure on the property.
7. The inspection and report will focus on the **condition of the principal elements** of the property. Fittings and finishes will be subject to general inspection only. Comparatively minor points will be excluded. Permanent outbuildings converted to habitable use will be inspected to the same level as the main house.
8. There will be **practical limitations** on the scope of the inspection. The Surveyor will not break out or open up the structure, lift fitted carpets, cut floorboards, remove the bath panel, etc. or move heavy or delicate furniture. Ladders are carried for access to flat roofs and structures up to a height of three metres. The Surveyor will inspect accessible and safe roof spaces and areas below floors, but will be unable to report that parts of the property which are covered, unexposed or otherwise inaccessible are free from defects.
9. The surveyor is not responsible for identifying **Japanese or any other knotweed** whatsoever. TPC take no responsibility for its presence; cost of eradication, and any adverse effect on the property. We would advise that you instruct a horticulturist prior to an exchange of contracts.
10. The report will include a **Summary** that will summarise the Surveyor's findings under the headings of "property", "brief overall assessment", "serious defects", "essential repairs", "other repairs", "further investigation", "environmental matters" and "matters for your Solicitor". The comments in this summary are derived from the report and must be read in conjunction with the report in its entirety.
11. **"Serious defects"** are defined as defects that, in the Surveyor's opinion, threaten the stability and safety of the structure or of persons using the property. Examples include subsidence; wall-tie failure; excessive bowing or fracturing of walls or chimneystacks; and extensive dry rot in structural timbers.
12. **"Essential repairs"** are defined as defects that, in the Surveyor's opinion, require attention without delay to prevent the defect from becoming a "serious defect". Examples include failing roof coverings; blocked, broken or inadequate gutters and downpipes; heavily eroded pointing; and active beetle infestation.
13. **"Other repairs"** are defined as defects that, in the Surveyor's opinion, are not "serious defects" or "essential repairs" within our definition, but require attention either now or at some time in the future to put the property into, or maintain it in, good condition for its age and type. Examples include plasterwork repairs; insulation upgrades; internal and external decorations.
14. **"Further investigation"** is recommended where the Surveyor has good reason to suspect the presence of a "serious defect" or "essential repair" but has been unable to confirm this or ascertain the extent of the problem. Examples include blocked or leaking drains; timber decay; questionable alterations to the structure. A further investigation may also be necessary when the surveyor believes it is necessary to refer the matter to an appropriately qualified person – i.e. NICEIC/ECA electrician – Gas Safety Registered Accredited Engineer.

15. Whilst all reasonable efforts are made to establish whether alterations/changes have been carried out to the property it is your solicitor who is responsible for investigating all local authority matters relating to planning and building control compliance and to advise you accordingly prior to an exchange of contracts.
16. **Guideline Budgets** for repairs are included in a report where appropriate. However, they are only **estimates** and cannot be relied upon. We advise that all repair costs are subject to confirmation by contractors quotations prior to an exchange of contracts.
17. **Design – ‘Fitness for Purpose’** where the Surveyor recommends a design for repair, or for any other purposes, the design recommendation is for guidance only and is not to be considered “fit-for-purpose” and no liability whatsoever is accepted by TPC Ltd. Where *design* is required we would advise that you consult with a qualified Architect/Engineer or specialist contractor prior to an exchange of contracts who will carry out the design on your behalf and will provide suitable indemnity insurance thereof.
18. Surveyors are not qualified to test or confirm the adequacy or safety of services installations. The Surveyor will report on the basis of a visual inspection of the accessible parts. Prior to an exchange of contracts we would advise that you arrange for **specialist tests** of the water supply, drains, electrical, gas, oil, and heating installations.
19. Surveyors are not qualified to test or confirm the condition of **leisure facilities** such as swimming pools, Jacuzzis, gyms, tennis courts, etc. Customers are advised to commission their own specialist inspection.
20. This is NOT a specific asbestos or other **hazardous materials** survey. The sampling and testing of asbestos containing materials or other hazardous or suspect materials lies outside the scope of the building survey. Where such materials are discovered or suspected within the normal scope of inspection, they will be reported and appropriate recommendations made for further investigation.
21. If the property is offered **leasehold**, then you must obtain advice from your solicitor in respect of your legal liabilities under the leasehold arrangements for the property and in particular in respect of the repairs. The scope of the Surveyor’s inspection will relate to internal finishes of the leasehold property to be purchased and adjacent fabric within the immediate curtilage of the property. Other elements of the structure will be subject to a brief inspection from the exterior and/or common parts only.
22. Unless otherwise agreed, **fees for further investigations, follow-up advice** and/or other Surveying services are charged at the current rate per hour plus expenses and VAT. These fees fall due on the date of the TPC Ltd invoice.
23. **Force Majeure** – whilst every reasonable effort will be made to carry out the inspection at the date/time agreed, we cannot be held liable for any losses caused by matters outside our control, such as, but not exclusively:- surveyor illness, traffic/vehicle delay/breakdown, extreme weather conditions or vendor unavailability.
24. **Health and Safety** – TPC Ltd and its surveyors are required to comply with Health and Safety legislation and RICS Guidance Note “Surveying Safely – A commitment to Surveying Safely”. The surveyor will assess the safety implications presented by the site and may have to restrict the scope of the inspection that is able to be carried out.
25. We operate a **complaints procedure**, a copy of which is available on request.
26. If we are found to be negligent in providing any of the services under this contract, the measure of damages for, and limit of any liability, will be diminution of property value at the time of the report. The limitation period for negligence under this contract will be limited to one year from the date of the survey.
27. No liability is accepted, whatsoever, in relation to any asbestos containing materials or any implications arising from the possible presence of asbestos containing materials.
28. This contract is governed by **English Law** and the parties hereto hereby submit to the exclusive jurisdiction of the English courts.
29. These terms and conditions may be varied by TPC Ltd on written notice to the Customer at its address shown on the Terms of Engagement.