



Building Survey Report

Property inspected:

Date of Inspection:

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The surveyor's inspection

The surveyor will carry out only a visual inspection. This means that they do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, they do not remove secured panels or undo electrical fittings.

The surveyor will inspect roofs, chimneys and other surfaces on the outside of the building from ground level, and, if necessary, from neighbouring public property and with the help of binoculars.

They will inspect the roof structure from inside the roof space if there is access (although they will not move or lift insulation material, stored goods or other contents). They will examine floor surfaces and under-floor spaces so far as there is access to

these (although the surveyor will not move or lift furniture, floor coverings or other contents). The surveyor is not able to assess the condition of the inside of any chimney, boiler or other flues.

The surveyor will note in their report if they were not able to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor will not report on the cost of any work to put right defects, unless agreed, or make recommendations on how these repairs should be carried out. Some maintenance and repairs the surveyor suggests may be expensive.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the house is yours but we will do our best to offer advice to make the decision as easy as possible.

It is inevitable with a report on a building that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken extensive photographs during the course of this survey and many pages of notes, so if a comment has not been discussed that you are interested in/concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property) as we will more than likely have noted it and be able to comment upon it.

The survey should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

The surveyor's overall opinion of the property

The designs and methods used in building are continually improved and this property would probably not comply with current standards in many respects, but this is true of the vast majority of the country's housing.

The house has been maintained reasonably well but naturally is beginning to suffer a little with age, and as one would expect to find within such a property, a number of repairs were identified.

The most important items requiring immediate remedial attention or further investigation can be summarised in Section 8, Conclusions

1.0 General information

1.01 Instructions

We are acting on your verbal instructions to carry out a Building Survey Report.

In accordance with our Conditions of Engagement, we have not at this stage arranged for any specialist tests or reports on the services installations but comments on the need for specialist tests are included.

You are reminded of the general limitations of the inspection described in the Standard Conditions of Engagement, a copy of which is reproduced at the back of this report.

1.02 Property Address

1.03 Name and address of client

1.04 Date of inspection

1.05 Weather

During the inspection the weather was dry and bright

The weather in previous weeks has been generally varied

1.06 Tenure and Occupation

It is understood that the property is freehold and that full vacant possession will be granted upon completion, but your legal adviser must confirm. There was no evidence of any tenancy at the time of our inspection.

1.07 Orientation

For the purposes of this report, unless otherwise stated, the front of the property is considered to be that which faces the gravel road or path from which access to the property is given, and all references to the left and right hand are given as if viewing a plan of the property, with the front elevation located to the bottom, and the rear elevation located to the top of the plan.

Similar references to the garage assume that the reader is facing the vehicle doorway.

1.08 Energy Performance

The property's energy performance, if recorded, can be obtained via the governments the Energy Performance Certificate website:

<https://www.epcregister.com/reportSearchAddressTerms.html?redirect=reportSearchAddressByPostcode>

2.0 General description

2.01 Type

This is a three-storey plus basement end terraced house

The property is understood to be Grade II Listed as of Architectural or Historical interest.

2.02 Approximate Age

Although precise dating of the property is not possible, we understand it to have been built in about the mid 1830's with later rear extensions

2.03 Location

The property is situated in a mixed residential and commercial area convenient for local amenities.

The centre of Sunderland is approximately six miles away with its more comprehensive shopping and transport facilities.

The building has the benefit of a view, but this also indicates that exposure to the elements will be greater than normal.

There are high voltage electricity wires embedded in the render in places and no adjacent works should be carried out until the electricity company have made the area safe

It would be prudent to familiarise yourself with the locality before purchase.

2.04 Accommodation

The accommodation briefly comprises:

GROUND FLOOR:

Up stairs to Entrance door into LOBBY AREA and through to HALL AND STAIRS, to the left LOUNGE, and second to the left DINING ROOM

BASEMENT

From the base of the stairs round and round again to CLOAKS (WC and wash hand basin)

Ahead to BOILER ROOM with Gas central heating boiler and Gas meter

To the front right LIVING ROOM

To the right KITCHEN (this having a range of base and wall units with roll top work surfaces over incorporating a single drainer stainless steel kitchen sink) and through to UTILITY AREA with stainless steel sink and through to BATHROOM (this having a white W.C, vanity basin and shower enclosure with glass screen)

Through to STORAGE AREA

FIRST FLOOR:

To the top of the stairs and first to the right BEDROOM 1 and second to the right BEDROOM 2 and at the end of the corridor BATHROOM (this having a white W.C, plastic bath and vitreous pedestal basin and shower enclosure with glass screen)

ATTIC FLOOR:

To the top of the stairs and ahead and slightly to the right BEDROOM 3 with eaves storage area

Ahead to eaves storage area

OUTSIDE:

Outbuildings and parking:

There is a separate detached garage.

On-site parking is possible on the drive area

There is a separate garden area with Greenhouse and potting shed but these are excluded from our inspection

There are no permanent outbuildings.

3.0 Construction and condition

3.01 Chimney stacks, Flashings and Soakers

Chimneystacks are viewed from ground level

There is one shared brick-built chimneystack on the ridge line with the adjoining property that has been rendered (See Appendix A Photograph 1, highlighted in red)

The stepped lead waterproofing between the chimney stack and the roof covering (called flashing) appeared to be in satisfactory condition

The cement bedding around the base of the chimney pots (called flaunching) is likely to be cracked or loose but could not be seen from ground level.

Chimneystacks are particularly exposed to the weather and as consequence regular maintenance must be carried out to ensure their stability however no defects requiring immediate attention were observed from ground level.

Where it is intended to retain chimney flues, where the chimney is not being used, they should be provided with proprietary hoods/bonnets to reduce water penetration.

Boiler Flues

There are two hot water boiler flues that discharges via a flue set into the side wall and the secondary boiler runs vertically through the Utility room roof.

3.02 Roof and Valleys

There are three roofs to this property: main roof, dormer roof and rear Utility/Bathroom roof

The main roof

This is of pitched and hipped design covered with natural slate whilst the ridge and hip tiles are of clay.

The Vendor says the roof covering was stripped about twenty years ago and the slates salvaged and replaced with second hand slates

Because of the suspected use of second hand it is not possible to predict the life expectancy of the roof covering.

The current condition varies between the side and rear and the front.

The front being in the worst condition with a number of cracked and missing slates (See Appendix A Photograph 1, highlighted in red). Some of the slates are held in place with metal clips called Tingles indicating that the nail fixing has been lost (See Appendix A Photograph 2, highlighted in red). Although it may be possible to continue with such repairs for a limited period, eventually the entire covering will have to be renewed. The rate of deterioration and hence the timing of renewal cannot be predicted with accuracy.

The side and rear are in better condition however these also have a few slates held in place with Tingles

The increasing cost of repairs will mean you should budget for regular routine repairs and in the short term until, at least, the front covering is renewed.

The roof covering requires an overhaul to deal with missing and cracked slates to ensure watertightness. You should obtain estimates for this work from a competent roofing contractor.

Good building practice requires the underlay beneath a roof covering (please see item 3.04) to be dressed into adjacent gutters but in time it can perish, increasing the risk of damp penetration.

Access was insufficient to determine the condition of this underlay at eaves level and the need for future expenditure cannot be ruled out.

The Dormer roof

Similar to the main roof this was replace with second hand slates that will suffer at the same rate as the main roof covering

It was noted that the hip elements are possibly in Lead (See Appendix A Photograph 3, highlighted in red). This however appears to be inadequately clipped and there is a risk that this can be lost during high winds

The rear Utility/Bathroom single storey roof

This is of shallow pitched design covered with mineral felt

As a rule of thumb, felt roofs have an average life of fifteen years or so, but this is very much dependent upon exposure and the quality of workmanship and materials.

Such flat roofs have an unpredictable life and could fail and need renewal at any time.

Therefore, whilst no evidence of current leakage was apparent at the time of inspection, it would be prudent to continuously budget for periodic renewal throughout your ownership.

3.03 Parapets

There are no parapets.

3.04 Roof Void

The main roof void houses the top floor accommodation and consequently much of the roof frame is concealed. Small sections are however visible from the storage areas

Inspection revealed a traditional timber frame which is a typical arrangement for a building of age and no evidence of significant distortion was observed.

Some general splitting and staining of the timbers were observed but this is merely consistent with the building's age.

As the roof slopes are under-boarded, battens and tile fixings are hidden from view. Such boarding is a traditional means of secondary defence against driving rain or snow, not superseded by underlay.

Most of the structural timbers are hidden from view however there are signs of woodworm in the main truss to the front storage area (See Appendix A Photograph 4, highlighted in red) and in some of the other boarded sections. This infestation is likely to extend to other concealed timbers and some opening-up to investigate further would be prudent

The party wall masonry is partly visible and is generally satisfactory at present

There are no signs of current damp penetration

3.05 Rainwater Goods

Rainwater fittings are formed in a mixture of Gutters that form an integral part of the buildings design (called Cornice type gutters) and plastic

We did view the Cornice gutters from the Velux type roof windows and these appear to have been replaced in a new Lead lining when the roof covering itself was replaced.

A close inspection could not be made and Cornice type gutters are prone to damp penetration as the linings and joints can leak into the structure. The resultant dampness that can be difficult to see until saturation has taken place

No such dampness was seen in the areas adjacent to the main gutter at the time of the survey

Discharge from gutters is via a mixture of downpipes

The plastic gutters appear to be serviceable but will require routine cleaning out.

3.06 External Walls and Elevations

Main external walls to the property appear to be of solid stone construction being approximately 450 mm thick

Random rubble walls are a traditional if dated method of construction and are generally weaker than more modern designs.

The external walls have been rendered about 20 years ago. Render finishes conceal the true condition of any wall beneath. It may even have been applied to mask previous defects, for example subsidence cracks

Cracks were noted to the rear elevation between the windows on the basement and ground floor (See Appendix A Photograph 5, highlighted in red) and ground floor and first-floor (See Appendix A Photograph 6, highlighted in red)

There is nothing to suggest the foundations are defective or inadequate however properties of this age often did not have adequate foundations and it is typical to see some settlement as the wall load compresses the ground and moisture is lost. The effects are often seen in areas where the wall masonry is broken by window openings and this is the case

The walls have been covered with render and this hides the areas where the settlement is seen however the shear cracks are within acceptable levels and likely to be historic and non-progressive

Cracks create weakness in masonry and it is likely that these will continue to open-up due to thermal expansion

It is particularly important that render be kept waterproof otherwise inevitable surface cracking may allow damp penetration and it would be worthwhile filling these areas with a flexible mastic

Other cracks and deflections to outer walls were observed but, in each case, these are within acceptable limits for domestic construction and no evidence of recent significant or abnormal movement was identified.

3.07 Damp Proof Course

Access was insufficient to determine the existence or location of a Damp-Proof Course.

Indeed, properties of this age and construction would probably have not been built with one originally, consequently it is not possible to confirm whether adequate external ground clearance is provided.

Ground levels are significantly higher than the base of the external walls and this area acts as a sump where water can quickly pool if the gullies are not kept clear

Internal moisture meter readings suggest that it is now ineffective in some areas (See Appendix A Photograph 7 and 8) and you are referred to item 3.18 of this report.

3.08 Sub Floor Ventilation

The majority of the basement is of solid construction however there is a timber section to the front Living room

Sub-floor ventilation is not necessary to solid ground floor construction.

Properties of this age often had poor sub-floor ventilation and, in such situations, there is a possibility that rot may have occurred to floor timbers, particular if high damp levels are seen in external walls. High damp levels and some flex in this floor was noted to the Basement Lounge and a check of sub-floor timbers is recommended.

3.09 External Joinery

We have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors, we have usually opened a random selection of these during the course of the survey. In this section, we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

Widows

The majority of the windows are of UPVC/PVCu that can vary enormously in quality and an individual assessment of design is beyond the scope of this report. Their mechanisms and fixings can require occasional overhaul.

Since April 2002 the replacement of all windows has required either building regulation approval or has had to have been installed by a contractor registered with FENSA. This is a government approved trade association whose members can self-certify that their installations meet the standards of the building regulations. Your legal advisor should confirm whether there are certificates to confirm this

Double-glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between the panes but its presence is dependent upon atmospheric conditions that are, of course, variable, and so failure cannot always be diagnosed during a single inspection.

In general, the double-glazed units appear serviceable but inevitably will need routine maintenance.

There are a few remaining timber units with single glazing and secondary glazing. These units appear to be painted shut and are not likely able to be opened

There is a small window on the ground floor to the WC room with a cracked window that will require replacement (See Appendix A Photograph 9)

There are two Velux type windows in the Attic area and both of the Double-glazed units appear to have broken down and will need replacement

External doors

The front doors are original and have suffered wear so will need some adjustment, preparation and repainting

The rear door is uPVC and is generally in serviceable order

External timberwork

Joinery at upper levels tends to be less carefully maintained, making the need for repairs in these areas more likely.

The Dormer window surrounds are rotten (See Appendix A Photograph 10). These will need comprehensive repair/replacement

Regular maintenance will be essential to avoid further deterioration.

3.10 External Decorations

These are poor in places, especially to the Dormer as noted above and full preparation and redecoration will be needed after wet rot repairs have been carried out

In general, all external timberwork should be closely inspected and touched up on an annual basis to prevent decay

The external render appeared to be in reasonable order, if subject to weathering

Due to the property's exposed location renewal may be required more frequently than average.

3.11 Ceilings

Many of the ceilings have been papered and this hides the overall condition and cracks.

Given the age of the property the original lath and plaster material will be at the end of life and if you remove the paper complete replacement may be needed.

As the property is Grade II listed this will mean these will have to be replaced on a like-for-like basis which can be extremely expensive

Some more modern plasterboard designs have been fitted

3.12 Internal Walls and Partitions

The internal faces of the outside walls are a combination of plaster and ply lining to the gable wall in the basement

It is likely that these linings conceal dampness or defects that would otherwise be identified.

Internal walls and partitions are a combination of solid and lightweight construction with a plaster and lined-out finish. Similar to the external walls it is likely these linings conceal dampness or defects that would otherwise be identified.

No evidence of significant structural movement was found.

In keeping with the building's age loose plaster is commonplace and some renewal will be required when redecorating.

In particular, if a modern Damp Proof Course is fitted this will mean that approximately 1 metre high from floor level of plaster will have to be removed. This will almost inevitably damage adjacent areas so extensive replastering and reskimming will have to be carried out. This will be expensive, dusty and uninhabitable during the process that can take a month or so to dry out

3.13 Fireplaces, Flues and Chimney Breasts

There are a number of fireplaces.

The flues have not been inspected and it is not possible to comment upon the adequacy of any linings. It would be a wise precaution to have the flues tested before use as leaking flue gasses can be lethal

Disused flues should normally be capped and ventilated internally and externally to reduce the risk of damp penetration and condensation.

Rooms containing fuel-burning appliances that require air from the roof for combustion are required to be provided with fixed ventilation although this was not required when this property was built or extended. You are recommended to provide ventilation in accordance with Building Regulations to ensure the fireplaces or appliances used are safe

3.14 Floors

We have not been able to view the actual floors themselves due to them being covered with fitted carpets and floor coverings. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

Ground floors are of both suspended timber and solid construction whilst upper floors are of suspended timber design.

Where walked upon suspended timber floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.

Where walked upon suspended timber floor surfaces revealed minor spring and unevenness but this is within the acceptable limits for domestic construction and not considered to be of structural significance.

We noted the Hall floor is out of level (See Appendix A Photograph 11). This is however within normal tolerances

The floor in the kitchen appears to have been levelled with timber deck type flooring and many of the tiles are loose

As mentioned earlier in this report sub-floor ventilation to the timber ground floor is inadequate and a check for floor timbers (to the Basement lounge) should be made as inadequate ventilation may have allowed rot to occur.

It is not possible to confirm whether the solid floor incorporates a damp-proof membrane.

Given the age of the property it is considered unlikely that a physical damp-proof membrane was incorporated in the floor structure, making a measure of dampness more likely.

3.15 Internal Joinery including Kitchen Fitments

Windows

A random selection of accessible uPVC windows were checked to establish the ease with which they may be opened and shut. Those that were checked are serviceable but occasional maintenance will no doubt be required.

We have previously commented that there is misting to some of the double-glazed units indicating failure of the edge seals. Failed units will require replacement and deterioration to other units is likely.

We have previously commented that the timber units are painted shut

Secondary glazing would appear to be of reasonable quality but it has not been inspected in detail and such designs require regular maintenance.

Internal doors

The majority of the doors are original and these have suffered from wear and tear and so some repairs, replacement of fittings will be needed. Whilst replacement might be considered the doors offer character to the property, even if not meeting modern expectations

Glazing

It is not possible to confirm whether internal glazing is of adequate thickness or specification to meet modern safety requirements.

Stairs

The stairs are of traditional construction and the treads are reasonably even and firm underfoot, if subject to minor spring and deflection consistent with the buildings age.

Balustrading

Some of the balustrading is slightly loose and should be re-fixed in the interests of safety.

The size of the balustrade openings would not meet modern safety standards

Other Joinery

Other items of internal joinery are worn consistent with age and use

Kitchen

The Kitchen units are a range of wall and floor units with painted door fronts. The work surfaces are of a plastic-coated type and there is an inset stainless-steel single drainer sink with hot and cold kitchen tap. There are also built-in appliances

They appear serviceable but were not inspected in detail. Some repairs/adjustment should always be anticipated and their early renewal would be beneficial.

The junction between work surfaces and adjacent walls should be sealed with a flexible material to reduce water over-spillage.

3.16 Internal decorations

Marks and stains were noted but are consistent with normal wear and tear however it must be remembered that once all furniture and items have been removed from the property some holes will remain along with marks and shading where items have stood, therefore some filing before redecoration will be needed

Because decor is a matter of personal choice you may well wish to redecorate regardless of condition.

3.17 Cellar/Basement

The Basement is generally below external ground levels and this can mean during high downpours the gulley can be inadequate to cope with the surge. You should make further enquiries about whether there has been such an event as this can affect insurance premiums

3.18 Dampness

Random checks for damp were made wherever possible using an electronic damp meter

The presence of dry linings prevented an assessment of areas concealed beneath.

Evidence of excessive dampness was found to the Basement area in a several places. Rising damp generally rises to about one metre or so (a few feet) depending upon the type of walls and materials used etc.

Timbers adjoining damp walls may be affected by rot.

The most likely cause is rising damp and specialist repairs and treatments may be necessary.

You are therefore recommended to instruct a specialist Property Care Association (PCA) registered contractor to investigate the cause and full extent of these faults and to carry out appropriate remedial work and allied repairs.

Special attention should be paid to the renewal of salt contaminated plaster but this will involve disruption to any adjacent fittings and damage existing decorations.

You should ensure that the specialist used is experienced in buildings of this age and design.

3.19 Timber Decay and Infestation

A representative sample of exposed timber was examined and whilst all reasonable care was taken the possibility of concealed defects cannot be entirely ruled out. Indeed, the extent of timber surfaces available for inspection was limited.

The walls of buildings this age sometimes incorporate concealed timbers that are at risk of decay and wood beetle. Any timbers within dry lined areas are particularly at risk. Their inspection is impractical within the limitations of this report.

We have commented that evidence of wood beetle infestation was observed in the Attic areas and is likely to have spread to other concealed areas. No structural issues were noted that could indicate significant infestation and indeed such infestation is fairly common in properties of this age and type.

Timber floors were commonly used at lower ground floor level in older buildings but often had inadequate damp-proofing and sub-floor ventilation and high damp meter reading were noted to the Basement floor and should be investigated further.

You are therefore recommended to obtain a full report and estimate for remedial treatment and repairs from a specialist British Wood Preserving and Damp-proofing Association registered contractor covering all timbers in the property.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if in the future the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

3.20 Thermal insulation

Given the age there is no insulation to the property although most of the windows are double glazed

4.0 Services

Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. The surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards.

4.01 Gas

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains gas is connected with the meter located in the basement boiler room

There is very little we can check for in a gas installation

In view of the complexity of regulations and safety implications an inspection of the installation and equipment by a Gas Safe registered engineer is strongly recommended prior to commitment to purchase.

4.02 Electricity

Safety warning: You should have your electrical installations inspected and tested regularly to protect your home from damage and to avoid putting your safety at risk. Guidance published by the Institution of Electrical Engineers recommends that electrical installations should be inspected and tested at least every 10 years and when the occupiers of the property change. All electrical work carried out after 1 January 2005 should be recorded on an Electrical Installation Certificate.

Mains electricity is connected with the meter located at high level near the front door

The observed wiring and fittings are at least 30 years old and the type of fuse board is no longer used today, as it does not cut off the supply quick enough to prevent electric shock.

It is generally recommended that wiring should generally be replaced after 25-30 years and so the installation is likely to require comprehensive upgrading or even complete renewal. It is essential therefore to commission a specialist inspection by a competent electrician (preferably NICEIC registered) and any recommendations given should be implemented for safety reasons.

If the property requires complete electrical wiring renewal this will involve cutting into the plasterwork and installing new cables and sockets and removing floorboards. During this time you will suffer inconvenience, dust and dirt throughout the property and damage to the plasterwork will need to be repaired and so some replastering and redecoration will also be needed.

Under these circumstances we advise you to instruct a specialist inspection by a competent electrician (preferably NICEIC registered) and that any recommendations are implemented.

4.03 Cold water

Mains water is available.

The internal rising main stopcock is located in the Basement offshoot bathroom, in a recess (See Appendix A Photograph 12)

The water pressure from taps seems satisfactory

There is no evidence of significant leakage.

The incoming supply may be of Lead pipe and this is now classed as a health hazard. Early renewal would be recommended

4.04 Hot Water

See our comments below under 4.05 Space Heating

4.05 Space Heating

Hot water is provided instantaneously by the modern central heating boiler in the Basement boiler room and a secondary boiler in the Basement Utility room

The rooms are in turn heated by panel radiators in each room. Such systems require more regular maintenance and are incapable of providing hot water should any of the mains supplies be terminated temporarily.

The boilers are quite old (10-15 years approximately) and boilers of this age are not as efficient as modern boilers. Maintenance costs also rise making a modern replacement more cost effective

The radiators are part of the older system and may need early replacement

You are recommended to establish its service history prior to commitment to purchase as only regular servicing by a competent person can ensure efficiency and safety. If these enquiries suggest that previous maintenance has been inadequate you should instruct a competent person to check the whole system prior to purchase.

4.06 Sanitary Fittings

There are three rooms containing sanitary fittings, the main bathroom, the Basement bathroom and the WC room

These are modern and appear serviceable, but subject to wear and tear, although they were not inspected in detail.

A flexible sealant must be maintained at the junction between baths/showers and surrounding wall/ledge surfaces to minimise the risk of water penetrating to areas beneath. Regular checks and occasional renewal should be undertaken.

4.07 Drainage

The property is connected to the public sewer and the drainage system consists of a combined drain that takes surface water (e.g. rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers, sinks, basins and dishwashers).

The above ground drainage pipes from the rainwater goods appear to connect into the underground drains

Arrangements for surface water drainage appear satisfactory but open gullies are often overlooked and should be inspected and cleaned out. This is particularly important given the low level of the basement

The chamber covers at basement level were lifted and no blockages were identified which could indicate a significant defect.

Waste water pipes observed externally appear serviceable.

Arrangements for surface water drainage appear satisfactory but have not been tested

The serviceability of the underground drainage system for a building of this age cannot be predicted and the need for future repairs or even renewal must therefore be accepted. It is therefore recommended that a specialist drainage contractor be asked to inspect and test the drainage system before you are legally committed to purchase the property. A close circuit TV based report would be prudent.

4.08 Other Facilities

The only additional facility apparent at the time of inspection was the but these have not been tested or inspected in any detail.

Fan assisted ventilation reduces condensation and should be maintained in working order.

5.00 The Site

5.01 Garage

There is a double detached garage of brick construction with a render external coating under a pitched slate tiled roof

The condition appears adequate for current use but the roof covering appears to have used reclaimed slates when it was constructed and a number are cracked and will need replacing (See Appendix A Photograph 13 and 14, highlighted in red) and the hip tiles will need some rebedding, in particular the end hip tile (See Appendix A Photograph 15, highlighted in red)

General maintenance and repainting will be required to some render damage at the right-hand side (See Appendix A Photograph 15, highlighted in red)

The Fascias will also need preparation and repainting

5.02 Other substantial buildings

There are no permanent outbuildings.

5.03 The site and local factors

The building is adjacent to coastal sea defences and future erosion or other instability could eventually have repercussions on the structural integrity of the property. Enquiries via your legal adviser are recommended to establish the predicted rate of erosion or storm damage. You are recommended to establish the latest predictions for the area from the Environment Agency and Local Authority prior to purchase.

Its presence should also be drawn to the attention of your intended insurers.

The property is not thought to pose any special risk of flooding under normal conditions.

The property is situated in a former mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities prior to purchase.

5.04 Trees

None within influencing distance

5.05 Boundaries

Your maintenance and repairing responsibilities in respect of boundaries, walls and fences should be established before any works to them are carried out.

Some of the boundary stonework will need repair/repointing

The basement to the property is below ground level in a retained section with timber fencing (See Appendix A Photograph 16, highlighted in red). This hides the condition of the walls so we are unable to comment on the condition. Further clarification of the condition and inspection is essential as these are prone to deflection and therefore maintenance costs will be higher than average.

It should be borne in mind that structures forming part of the curtilage to another property are party walls covered by the Party Wall Act 1996 and require the permission of the other owner prior to work being undertaken

It should be borne in mind that such structures forming part of the curtilage to a Listed building are still covered by the overall Listing and therefore there is an obligation upon the freehold owner to ensure that such structures do not fall into disrepair.

5.06 Wayleaves, Easements and Rights of Way

There do not appear to be any adverse easements, servitudes or wayleaves that affect the property but your conveyancer should be asked to verify the situation.

Because the road is believed to be privately owned your conveyancer should ensure adequate rights of way and easements etc. to provide property access.

Your conveyancer should ensure adequate rights of way and easements etc. to provide property access in respect of the access driveway as well as satisfactory maintenance provisions.

Your conveyancer should ensure adequate rights of way over the development as a whole.

5.07 Planning, and Environment Matters

The road is believed to be privately maintained but confirmation of this from your conveyancer, along with the presence of satisfactory repair provisions, is recommended.

The quality of the rear road surface is poor

Verbal enquiries of the planning department of the local authority indicate the property is Listed Grade II of architectural or historic merit. Such Listing imposes a number of obligations and restrictions upon the owner or occupier. Your conveyancer should be asked to obtain full details of the listing and to advise you of the legal implication.

Verbal enquiries of the planning department of the local authority indicate the property is in a building conservation area. This has legal implications and planning consent will be required for some repairs. Your conveyancer should obtain confirmation and full details and be asked to advise you on the legal obligations imposed.

We do not believe the property to be adversely affected by highway or development proposals but your conveyancer should check in the normal pre-contract enquiries.

It would also be prudent to establish whether nearby commercial premises are the subject of proposed redevelopment or change of use.

There are no other known local factors believed to adversely affect the property although your conveyancer should verify this.

6.0 Matters to be referred to your solicitor

We advise that you raise the following matters with your solicitor/conveyancer and seek sufficient clarification prior to entering into any legally binding contract.

Your solicitor should have these requirements written into the contract so that you are protected

Confirmation is required that all previous alterations to the building, in particular the reroofing of the Basement Utility/Bathroom complied with the necessary Local Authority approvals.

Whilst there were no obvious signs of inadequacy it is important that you appreciate the implications of these provisions.

The information contained in Items 1.07 requires confirmation.

Ownership and maintenance obligations in respect of shared roads/drives

That there is adequate provision for all reciprocal rights in respect of shared drainage and other services and for the maintenance thereof where these are shared with neighbour's property or are not independent connections to mains serving this property.

Confirm where possible the position of the boundaries and responsibility for maintenance thereof where these are shared with neighbour's property.

Confirm whether the property is in a building conservation area.

Confirmation that the property is Listed as of special architectural or historic interest. Such Listing imposes a number of obligations and restrictions upon the owner or occupier; full details should be obtained.

Confirm the existence of guarantees in respect of timber and/or damp treatments. Reports and quotations should be inspected and checked against work done.

Ensure that there are no outstanding statutory, public health, legal or other notices affecting the property.

Ensure that there are no outstanding debts in respect of credit agreements relating to the property, fittings or contents remaining.

Ensure that any conditions attached to Grant Aid have been satisfied.

Ensure that there are no road improvement or development proposals which would be detrimental to the property.

Obtain a mining search report as recommended at section 5.03.

Any adverse discovery may have serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to a legal commitment to purchase the property.

You should immediately forward a copy of this report to your conveyancer with the request that they check all legal matters.

Some of the legal enquiries necessary may be highlighted in other sections of the report.

7.0 Limitations

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

The property was occupied and fully furnished

The presence of floor coverings and storage prevented a full inspection.

There was no access to the basement retaining walls

As the possibility of defects to these areas cannot be entirely ruled out, a full inspection is advised before legal commitment is made to purchase the property.

Our inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior including accessible roof spaces.

We also inspected single storey flat roofs etc where these were accessible from the short ladders we are able to carry.

Binoculars were used to inspect roof slopes, chimneystacks, etc. externally and a dampness test meter was used internally.

Many parts of a building such as foundations and sub-floor areas are concealed during construction and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork

or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

As far as the service installations (gas, electricity hot and cold water, space heating and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests we cannot give warranty as to their condition, design or efficiency.

The suitability of the main supplies and acceptability of the installations connected to them is something on which the gas, water and electricity companies have the final word.

Underground pipes from rainwater downpipes or gullies were not traced or tested.

In drafting this report we have limited comment to the more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

Calculations of the load bearing capacity of floors, or structural timberwork have not been carried out and we can give no opinion to their strength or suitability for your purpose.

This report is for the private and confidential use of the Client for whom the report is undertaken and for the use of their professional advisers and should not be reproduced in whole or in part or relied upon by third parties for any purpose without the expressed written authority of the surveyor.

8.0 Conclusions

The designs and methods used in building are continually improved and this property would probably not comply with current standards in many respects, but this is true of the vast majority of the country's housing.

The house has been maintained reasonably well but naturally is beginning to suffer a little with age, and as one would expect to find within such a property, a number of repairs were identified.

The most important items requiring immediate remedial attention or further investigation can be summarised as follows:

MAIN BUILDING

1. Overhaul the main roof covering
2. Decayed timberwork surrounding the main roof Dormer
3. Rising damp in the Basement.
4. Cracked render to the external rear elevation
5. Complete electrical wiring test.
6. Uneven floor and possible rot to sub-floor timbers in the Basement Lounge
7. Report on the standard of the hot water system.
8. Replacement of the Basement WC room window
9. Replacement of broken-down double-glazed units to the Attic windows
10. Many of the kitchen floor tiles are loose and will need repair/refixing
11. Install Smoke alarms

GARAGE

1. Repairs to the roof covering
2. Preparation and repainting to the timberwork
3. Repairs to the render

SITE

1. Further investigation of the Basement retaining walls
2. Some of the boundary stonework will need repair/repointing
3. Timber fencing repairs to the site boundaries
4. Drainage test.

When to do the work

Although the repairs of elements not included within the list above are not considered urgent, if they are not dealt with they may develop into more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements to make sure they are not getting worse.

9.0 Cost Schedule

UNDERSTANDING AND USING THIS COST SCHEDULE

This is a provisional sum for repair of the items referred to in the report listed above based upon a visual inspection of the property.

The schedule covers only those items highlighted as significant defects (excluding sheds or other temporary structures) and includes VAT but excludes scaffolding, additional costs in cleaning down or repairing any additional damage

It is highly probable that additional works may be required once opening up of the structure to deal with the items referred to has been undertaken

We would strongly recommend that you arrange for any builders or other specialist reports, estimates or tests before you legally commit to purchasing the property so that an exact cost can be determined.

Item #	Description	Works	Cost £
	MAIN BUILDING		
1	Overhaul the main roof covering	Provisional allowance	1250
2	Decayed timberwork surrounding the main roof Dormer	Cut out rotten sections and repair/repaint	2800
3	Rising damp in the Basement.	Allow for comprehensive insertion of new damp proof course (excluding plastering and associated repairs)	3000
4	Cracked render to the external rear elevation	Provisional allowance for minor repair	450
5	Complete electrical wiring test	Test only (Repairs/ renewal should be costed separately)	250
6	Uneven floor and possible rot to sub-floor timbers in the Basement Lounge	Should be investigated further	

7	Report on the standard of the hot water system.	Test only (Repairs/ renewal should be costed separately)	150
8	Replacement of the Basement WC room window	Depends on your choice of window	
9	Replacement of broken-down double-glazed units to the Attic windows	Provisional allowance	250
10	Many of the kitchen floor tiles are loose and will need repair/refixing	Provisional allowance	250
11	Install Smoke alarms		350
	GARAGE		
1	Repairs to the roof covering	Repair	550
2	Preparation and repainting to the timberwork	Repair and repaint	750
3	Repairs to the render		250
	SITE		
1	Further investigation of the Basement retaining walls	Investigate further	
2	Some of the boundary stonework will need repair/repointing	Obtain full quote	
3	Timber fencing repairs to the site boundaries	Obtain full quote	
4	Drainage test.		300

In addition to the above there are a number of other aspects that require attention in due course, which can safely be dealt with as part of an ongoing programme of routine maintenance and upgrading.

We would strongly recommend that you arrange for any builders or other specialist reports, estimates or tests before you legally commit to purchasing the property so that you are fully aware of the costs.

Most of the defects revealed by our survey are of a type that one would expect to find in a property of this age and character but it must be appreciated that with period properties, attention to preservation must be continuous.

Repairs and renovations must be in keeping and in character with the original design of the building, often requiring formal Listed Building consent or close liaison with the local Conservation Officer and as a consequence can prove to be quite costly.

Insurance premiums will also be higher and you should familiarise yourself with these restrictions before purchase.

It is also recommended that any future repairs be undertaken by competent contractors experienced in buildings of this age and type.

Whether any work will affect the character of a building is a question of fact and degree for the local planning authority.

In one case the painting of a door was regarded by Secretary of State as work which affected the character.

Application for Listed Building consent is made to the local planning authority in the first instance.

I am unable to confirm whether any of the works carried out in recent years have been granted listed consent.

If consent has not been obtained the local authority have the right to insist that the property is returned to its listed state and to enter the property and carry out works if this is not complied with.

The interior would benefit from some modernisation.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

You are also recommended to seek professional advice in respect of both planning and supervising any intended structural alterations.

Summary

Although this report refers to a number of matters requiring attention these are not considered to pose an immediate threat to the property and can be dealt with as part of a general programme of maintenance.

The costs of repairs can vary enormously and depend on your choice of builder, the standards you finally wish to achieve in updating and additional costs found when opening up the structure to deal with the problems identified. Additional costs can also add to this as in redecorating large areas of plasterwork may need repair/renewal.

You are, however, recommended to obtain formal builders and other estimates for such items before you are legally committed to purchase the property.

However, the anticipated extent of the work is such that you are recommended to consider very carefully not only the cost of the repairs but also the more hidden costs of reinstatement and disruption.

Care must be exercised when choosing specialists or contractors to ensure they are sufficiently competent, and membership of relevant trade associations should offer some general reassurance.

Maintenance

The enclosed maintenance checklist contains additional advice about routine repairs you can expect to be required from time to time.

It has also been mentioned that the anticipated maintenance costs for this building will be higher than average.

You are recommended to only proceed with the purchase after the receipt of satisfactory responses to all legal enquiries.

With reference to time scales in respect of future expenditure the following is offered as a general guide:

Short term - within 2 years

Medium term - 3 to 10 years

Long term - more than 10 years.

10.0 Additional advice

When you receive your full structural survey (now known as a Building Survey) or House Buyers Report, do remember that you have requested a list of the property's faults so it is unlikely to make cheerful reading. Every property has its faults but what you are looking for are the serious ones.

If your Report does reveal a serious problem that you had not anticipated when making your offer, the first thing to do is to decide whether you want to take on the repairs if an adjustment is made to the price. If you do, then get quotes for the work as quickly as possible and present your case in a fair manner. Most people are reasonable under such circumstances and will compromise but inevitably there are those who are sufficiently confident of their position to say take it or leave it.

In a very active market, prices may have moved up sufficiently to cover the extra expenditure in theory and the vendor will not hasten to point this out but remember that starting with a new purchaser will cause him delay

Asbestos

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. We would draw your attention to areas where asbestos may be present e.g. roofing felt, PVC floor tiles, textured ceiling and wall coatings. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or Health and Safety Executive.

Further advice is available from the Health & Safety Executive - <https://www.gov.uk/search?q=asbestos>.

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

We hope that you now have a clearer picture of the repairs and that these aspects have been reflected in your offer or you may wish to consider a renegotiation in the purchase price to reflect the additional repairs that have now come to light

We trust that we have correctly interpreted your instructions and have accurately reported on this property, but should any of the points in our report be unclear or should you wish to discuss our report in greater detail, please do not hesitate to contact us.

Telephone: 0191 4825902

Email: info@northeastsurveyorsandengineers.co.uk

Address: Portland House, Belmont Business Park, Belmont, Durham, DH1 1TW

Disclaimer

Appendix A (photographs)



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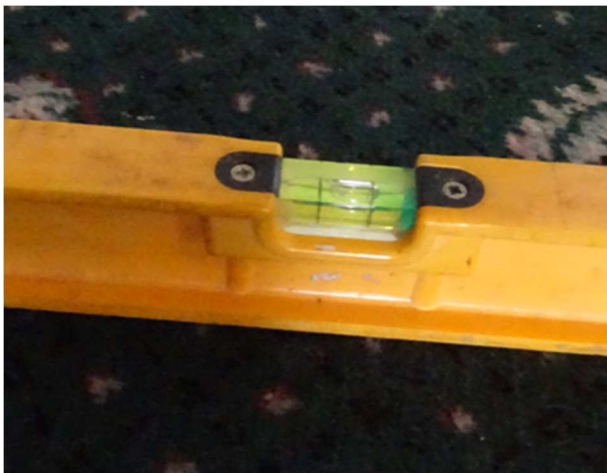
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Appendix B

What to do now

Getting estimates

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and estimates for all the repairs and further investigations the surveyor may have identified.

You should get at least two estimates from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you want them to do; and
- get the contractors to put the estimates in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers, and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority. You can get more advice on these from the Government's website at <https://www.gov.uk/browse/housing-local-services>

Further investigations

If the surveyor was concerned about the condition of a hidden part of the building or could only see part of a defect, or does not have the specialist knowledge to fully assess part of the property, they may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person. It is not possible to tell you which one because specialists belonging to several different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor. You can also get more advice on how to find an appropriately qualified person from the Government's website mentioned above.

What will the further investigations involve?

This will depend on the type of problem but, to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of the investigation may be high.

Appendix C

