

BUILDING SURVEY



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SUMMARY

PROPERTY

Property address

Brief description	Detached house.
Property type	17 th century extended two storey detached stone and brick built cottage with adjoining double garage block.
Year built	The original cottage was first built in the middle of the 17 th century, converted and upgraded circa 1905/1910 and then extended to the right hand side, probably at some time in the 1980's. A detached double garage block was then built shortly afterwards to replace the original integral double garage.
Accommodation	<p>Entrance hall with cloak cupboard, sitting room, fitted cloakroom with WC, lounge, dining room, extended breakfast kitchen. Staircase off hall to first floor landing: Four bedrooms, bathroom with WC, shower room with WC.</p> <p>Externally:- Gardens to the front and rear. Side driveway. Detached double garage and brick built storage sheds at the rear of the garden.</p>
Tenure	Freehold.
Size in square metres	172 sq.m. plus the garage and outbuildings.
Insurance reinstatement cost	£255,000 to include the cost of demolition, site clearance, reconstruction and professional fees, but excluding VAT.

BRIEF OVERALL ASSESSMENT

This extended 17th century cottage stands in the middle of greenbelt farmland on the outskirts of Bridgnorth in a small hamlet known as Wootton.

The original cottage was a small two storey dwelling built out of sandstone which appears to have been improved and converted during the Victorian period and then extended at some time in the last 20 years or so to the right hand side and to include an additional garage block.

In the last 20 years or so, the house has been extended and improved to what appears to be a reasonable standard and at the time of my inspection, could find no evidence of major disrepair or structural distress that would jeopardise the future re-sale potential of the property. There are however certain other areas of improvement now required to the damp proof course and solid floors at ground level and general maintenance in certain parts which is quite commonplace and expected with properties of this age. I would recommend that you now obtain detailed reports and estimates as recommended under various headings to establish the total level of expenditure required. Copies of Planning Consent and Building Regulation Approvals should also be provided by the owners for structural alterations carried out during the course of its extension.

SERIOUS DEFECTS

None apparent.

ESSENTIAL REPAIRS

- (1) Obtain a builder's estimate for the cost of taking out the plastic window frames in the original property, installing new lintels and reinstating the windows.
- (2) Rake out and repoint slightly open jointed brickwork and also repoint the cement flashing to the redundant chimney stack at the rear.
- (3) Carry out timber and damp proofing treatment in accordance with the specialist recommendations and at the same time, if necessary, dig up and replace the concrete floors in the original cottage on a damp proof membrane.
- (4) Clean out and unblock the storm water drains around the perimeter of the cottage.

Guideline budget

£4,500

OTHER REPAIRS

- (1) Secure the loose downpipe, re-align the sloping section of guttering and seal any leaking joints. At the same time, supply and fit guttering and a downpipe to the roof over the rear porch.
- (2)

Guideline budget

£250.00

FURTHER INVESTIGATION

- (1) Obtain a Local Search from Bridgnorth District Council.
- (2) Obtain an Environmental Report to verify there are no adverse ground conditions close by.
- (3) Obtain a Timber & Damp Proofing Specialist Report and act upon their recommendations including inspection of the solid floor at ground level.
- (4) Obtain an Electrical Inspection Report to verify that the wiring circuits comply to current regulations.
- (5) Obtain a report as to the condition of the gas central heating boiler to ensure it complies to current safety regulations.
- (6) Obtain a report in respect of the cold water system from the private bore hole to ensure that the water supply complies to current Health & Safety regulations.
- (7) Test the chimney flue in the lounge prior to further use.

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. You should ask your Solicitor to advise you in this respect.

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. You should ask your Solicitor to advise you in this respect.

Surveyor

Paul Jackson FRICS

Signed

.....
For Paul Jackson FRICS

INSTRUCTION

Instruction from	Mr. & Mrs. A. N. Other, Shropshire
Date of instruction	28 th March 2011
Date of inspection	Wednesday 30 th March 2011
Weather	Damp, light and overcast and with intermittent light rain showers.
Furnished or unfurnished	At the time of my inspection the property was fully furnished, included floor coverings throughout. We were unable to inspect those parts of the building that were covered, unexposed or inaccessible at the time of our inspection and would draw your attention to the limitations of this report under the Terms of Engagement.
Occupancy	I understand that the property is single occupancy and during my inspection, I saw no signs of any formal or informal tenancy arrangements.
Orientation	For the purpose of description within this report all directions are given as facing the front elevation of the property, which faces almost due west.
Date of report	31 st March 2011

SURVEY REPORT

EXTERIOR

CHIMNEY STACKS

Description

Along the left hand gable wall and extending above the apex of the roof is a brick built chimney stack with external flue, built towards the end of the 19th century of solid brick laid in what appears to be lime mortar and with lead flashings at the base of the brickwork.

At the back of the cottage was another chimney stack which has been reduced in height over the years and is no longer utilised.

Condition

The brickwork of the chimney seems to be fairly secure and whilst there has been some very slight weathering and frost damage to the mortar joints, it does not appear that any major attention is required at this stage. We could not examine the flues and these will need to be capped or provided with pots/cowls if utilised in the future.

MAIN ROOF COVERINGS

Description

The whole of the roof was stripped of the original covering when the house was extended and re-laid with concrete tiles on timber battens and sarking felt including half round ridge tiles bed in cement mortar. This work appears to have been carried out at some time in the 1980's or early 1990's.

Condition

The roof tiles themselves all appear to be generally secure and watertight having been replaced in recent years with concrete tiles of good quality. There is a certain level of moss growth on the tiles towards the front of the main roof which needs to be cleaned off in the near future to avoid the possibility of water retention and frost damage. Otherwise there are no obvious signs of disrepair at this point in time.

SECONDARY ROOF COVERINGS

Description

Over the front dormer window and rear of the main roof is a similar roof structure with concrete tiled cladding and tiled canopies over both front entrance doors supported by timber frames.

Towards the rear of the house is a monopitched roof with clay tiled cladding beneath lead flashings over the storm porch entrance.

Condition

All three of these smaller roof sections have been stripped and re-clad in recent times and seem to be generally secure and watertight at this stage.

The tiled roof of the storm porch appears to be generally secure and watertight at this stage.

Note:- None of the smaller roofs at ground level include any form of storm water guttering or downpipes and ideally these need to be supplied and fitted in the near future to avoid the possibility of frost damage to the brickwork.

ROOF DRAINAGE

Description During the course of general improvement and extension work, sections of half round plastic guttering and storm water downpipes were fitted to discharge the rainwater from the main roofs into back inlet drains to each corner of the dwelling.

Condition The rainwater goods appear to be generally functional and adequate, but do need to be re-aligned across the rear where the guttering has dropped beneath the corner of the gable. We also found signs of leakage to a couple of the joints and a disconnected downpipe to the front and rear right hand corners of the dwelling. The storm water drains are also blocked and causing discharge through to the sub-soil and need to be cleaned out.

The downpipes to the corners of the dwelling appear to be completely blocked in places and need to be cleaned out and left watertight.

Other repair Secure the loose downpipe, re-align the sloping section of guttering and seal any leaking joints. At the same time, supply and fit guttering and a downpipe to the roof over the rear porch.

EAVES, FASCIAS, SOFFITS

Description At roof level we found sections of softwood timber fascia boards planted on the end of the rafters extending underneath the eaves at roof level, together with what appear to be oak timber bargeboards to both gables, the right hand section of which appears to have been salvaged from the house when originally extended.

Condition The external joinery timbers at roof level seem to be fairly secure with no signs of excessive rot or other disrepair. There are some signs of weathering to the oak bargeboards, particularly along the left hand gable causing distortion of the timbers, but still seem to be fairly secure and suitable for purpose.

MAIN WALLS

Description The original cottage was probably built in the mid 1600's of part solid sandstone construction built to a depth of about 270 mm, parts of which were then replaced some years later with red semi-engineering brickwork laid in lime mortar to a thickness of 225 mm. To the right hand side of the house is a more modern extension of 275 mm cavity brick and breeze block with an outer leaf of red facing brickwork laid in cement mortar and keyed into the brick and stonework of the original cottage.

Condition

The cottage when originally built was constructed out of sandstone and sections have been retained across the ground floor front elevation which appear to have been maintained over the years with sections of repointing in lime mortar to the joints between the sandstone blocks. The other external walls, particularly to the older section of the cottage have been rebuilt at some time in the last hundred years. This part of the structure includes a metal tie bar which is strapped to both the front and rear, most likely as a precaution to prevent any bellling of the external walls and could certainly not detect any signs of structural movement or distress at the time of my inspection.

The right hand side of the property was probably built at some time in the 1980's/early 90's with brick and breeze block of what appears to be reasonably good quality which would have required Planning Consent and Building Regulation Approval from the Local Authority, copies of which should be provided by the vendors.

Where the original windowframes have been replaced with PVC double glazed casements, some very minor displacement of the brickwork has occurred over the rear left hand kitchen window as well as the left hand side windows to the front lounge and dining room. This displacement has occurred where the brickwork relies upon support from the plastic window frames which are liable to distort and where new lintels need to be installed. Whilst these areas of movement do not constitute major structural defects, estimates should be obtained for the cost of installing new lintels where necessary.

The cement mortar pointing to the chimney breast at the back of the house has now perished and needs to be replaced and the mortar joints of the chimney breasts themselves raked out and repointed to avoid the possibility of frost damage or penetrating damp.

Essential repair

Obtain a builder's estimate for the cost of taking out the plastic windowframes in the original property, installing new lintels and reinstating the windows.

Rake out and repoint slightly open jointed brickwork and also repoint the cement flaunching to the redundant chimney stack at the rear.

SUB-FLOOR VENTILATION

Description

The cottage has a solid floor structure at ground level and there is no need for sub-floor ventilation in the form of air bricks.

DAMP PROOF COURSE

Description

The original cottage does not appear to include any form of damp proof course, apart from where new brickwork was built about 100 years ago which seems to have been provided with a slate damp proof course laid in lime mortar. In more recent years, it appears that a chemical DPC has been injected into the external brickwork.

The side extension includes a plastic damp proof course laid in mortar standing about two course of brick above ground level.

Condition Despite the fact that there appears to be some form of damp proofing treatment to the outside walls, we found very high levels of moisture, where tested at random intervals with a Protimeter Surveymaster, to the internal walls of the lounge and dining room and the load bearing wall between that and the kitchen. This also appears to be accompanied by high moisture readings in the solid concrete floors of the original cottage. Further specialist treatment will therefore be required in the near future.

Essential repair Carry out timber and damp proofing treatment in accordance with the specialist recommendations and at the same time, if necessary, dig up and replace the concrete floors in the original cottage on a damp proof membrane.

Further investigation Obtain a Timber & Damp Proofing Specialist Report and estimate for the cost of injecting a new damp proof course with associated replastering.

WINDOWS

Description Over the years white uPVC double glazed windows have been fitted in place of the original timber casements, most of which have been installed beneath metal lintels to the extended part of the cottage. The plastic windowframes appear to be supporting brickwork to the side and rear walls of the original dwelling and has caused some distortion due to the lack of adequate lintel support.

Condition The plastic windowframes are somewhat dated in places and whilst they still remain functional, if they are ever replaced, new lintel support will need to be supplied and fitted. It appears the majority of the windowframes will not include FENSA or Building Regulation Certificates.

EXTERIOR DOORS

Description The rear entrance has a softwood half glazed panelled door in timber frame, whilst at the front of the house is a leaded stained single glazed wooden panelled door in a timber frame to the lounge and a metal and PVC double glazed door has been fitted to the entrance hall as well as PVC double glazed French doors to the back of the dining room.

Condition All of the external doors have been supplied and fitted within the last few years to what seems to be a fairly good standard. Copies of FENSA Certificates should be obtained from the owners for the PVC double glazed units.

EXTERIOR DECORATIONS

Description External paintwork has been applied to the softwood timbers of the external doors in a white and green paint finish with a oil based varnish to the timber canopies to the front and rear, as well as the storm porch entrance.

Condition Outside decorations seem to have been maintained to an acceptable standard throughout in recent years and whilst there is some very slight weathering of the timbers at roof level, no immediate attention is required. Ongoing maintenance will however need to be carried out periodically.

INTERIOR

MAIN ROOF CONSTRUCTION

Description	<p>The roof of the original cottage is of timber pitched construction in the form of timber jack rafters supported by purlins which are cross braced in two separate places and includes a layer of timber boarding beneath the felt covering and tiled cladding. Ventilation is also provided by a large hole along the left hand gable wall.</p> <p>The roof over the right hand side extension is of timber pitched construction with softwood pre-formed trusses with a layer of sarking felt beneath the tiled cladding and cross braced both horizontally and diagonally.</p>
Condition	<p>The original roof structure may well have been replaced at the time the house was upgraded with joinery timbers of good substantial quality and the roof structure itself appears to be secure and watertight with no signs of thrust, deflection or water ingress at this stage.</p> <p>The pitched roof over the side extension has been built in the last 20/25 years to what appears to be a fairly good standard and could find no signs of water ingress, movement or other disrepair.</p>

CEILINGS

Description	<p>It appears that the original cottage at first floor level includes sections of plywood panelling beneath the exposed roof purlins leading down to the lower section of the ceiling, above which will either be similar boarding or lath and plaster with an overlay of artex covering.</p> <p>Replacement plasterboard panelling has been fitted to the remaining parts of the cottage and modern plasterboard with a skim coat finish installed to the side extension.</p>
Condition	<p>All of the ceilings appear to be fairly secure with no obvious signs of impact damage, structural cracking or other disrepair.</p> <p>Note:- Artex may contain a small amount of asbestos fibre and if ever disturbed or removed will need to be carried out under controlled conditions.</p>

WALLS, PARTITIONS AND PLASTERWORK

Description	<p>The walls of the original cottage are of solid brick and the side extension a mixture of what appears to be breeze block and timber stud partitions with plasterboard panelling.</p>
Condition	<p>All of the internal walls throughout the property are perpendicular, appear to be generally secure and do not display any signs of internal distress. A section has been removed at ground and first floor level where the original cottage was extended and adequate support should have been fitted at the time which will be confirmed by reference to the Building Regulation Approvals and approved drawings.</p>

FIREPLACES, FLUES AND CHIMNEY BREASTS

Description	To the left hand wall of the front lounge is a stone built fireplace with red quarry tiled hearth and a recessed hearth with capability of solid fuel, but does not appear to have been utilised in recent years.
Condition	The fireplace itself was built some years ago, but does not appear to have been used for solid fuel in recent times. The flue will certainly need to be swept, tested and possibly lined prior to further use and the chimney stack provided with a pot or cowl to enable sufficient draught.
Further investigation	Test the chimney flue in the lounge prior to further use.

FLOORS

Description	<p>The whole of the ground floor structure appears to be of solid construction. The extension most probably in the form of reinforced concrete overlaid with tiles and laminate boarding.</p> <p>The original cottage at ground floor level has solid floor base which appears to be concrete, bordered by red 'Wainscot' and an overlay of laminate to the rear part of the ground floor.</p> <p>The whole of the first floor structure is suspended timber with a mixture of timber boarding on softwood timber joists.</p>
Condition	<p>The solid floors at ground level appear to be fairly level and undisturbed, but did find some very high moisture readings to the floor of the front sitting room and at the edges of the 'Wainscot' in the dining room at the rear, indicating there may well not be any form of membrane beneath the concrete screed.</p> <p>The remaining floors were examined as far as possible and where a heel test was applied there were no signs of excessive bounce or other disrepair. Due to the age of cottage however, it would be prudent to obtain a Timber Specialist Survey of the original timber floors at first floor level to ensure there are no signs of infestation or other degrade.</p>
Further investigation	Obtain a Timber & Damp Proofing Specialist Report and act upon their recommendations.

WINDOWS

Description	The window frames are plastic units with timber window boards including fixed and opening lights with locking handle mechanisms, most of which appear to be probably over 20 years old.
Condition	The casement windows all appear to be of a reasonably good standard, although somewhat dated by their modern equivalent and were generally functional and adequate. At this moment in time the frames appear to provide adequate support to the brickwork externally and no immediate work is considered necessary, unless the casements are replaced at some time in the near future.

INTERIOR DOORS

Description	Throughout the cottage are a mixture of pine panelled doors with flush hardboard panelled units and timber brace and ledge doors to the various rooms. These are hung within timber linings and architraves.
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Condition Most of the doors appear to be generally functional, although one has been taken out between the hall and right hand sitting room. There is also a mixture of different styles of door and ideally the more modern units need to be replaced with traditional door panels consistent with the style and age of property.

STAIRCASES

Description Leading from the sitting room up to the first floor landing is a timber staircase with wooden treads and risers with a bottom quarter space landing and wooden handrail.

Condition The staircase structure appears to be fairly secure with no loosening of treads or other movement. We did notice the head height to the lower section of the stairs is quite restricted.

BUILT IN AND KITCHEN FITTINGS

Description The kitchen contains a range of base units and wall cupboards in chipboard melamine carcassing with oak panelled doors and laminated worktops, all of which appear to have been upgraded in recent years and providing adequate storage facilities.

Condition The kitchen fittings are all of reasonable quality and no further attention or replacement work is required in the immediate future.

SANITARY FITTINGS

Description On the first floor is a main family bathroom with separate shower room as well as a fitted cloakroom at ground floor level, all of which include fairly modern white sanitaryware fitted in recent years.

Condition The main bathroom contains a replacement white panelled bath, pedestal wash hand basin and low flush WC with a shower attachment and screen to the side of the bath in tiled surround which appears to be of good quality.

The shower room includes a corner cubicle with a 'Mira Sport' electric shower and sliding screen, low flush WC and pedestal wash hand basin, also replaced in recent times to a fairly good standard.

The cloakroom at ground floor level includes a white low flush WC and a pedestal wash hand basin in tiled surround re-fitted some years earlier, but also generally functional.

INTERIOR DECORATIONS

Description The walls and ceilings throughout the cottage include emulsion paint finishes on top of certain layers of wallpaper or anaglypta coverings with a mixture of white gloss paint and a dark varnish finish to the joinery components.

Condition The cottage has been maintained to an average standard throughout and whilst no major attention is needed prior to taking up occupation, certain areas have become soiled due to general wear and tear.

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 recommend that you arrange for the services' installations to be inspected by specialists.

DRAINAGE

Description

Foul drainage is provided by a plastic soil and vent pipe at the rear of the cottage with an underground drain feeding into a septic tank to the right hand side of the dwelling and which then filters into a soakaway towards the side of the garden.

Surface water appears to discharge into soakaways around the perimeter of the house, although at the moment the back inlet drains are blocked and not discharging.

Condition

The foul drainage system was not tested in detail, but where examined there did not appear to be any obvious signs of disrepair.

The storm water drains are currently blocked around the perimeter of the cottage and need to be cleaned out and tested to ensure adequate discharge.

Essential repair

Clean out and unblock the storm water drains around the perimeter of the cottage.

COLD WATER

Description

Domestic cold water is provided by a private bore hole towards the rear of the cottage which has a pump and filtration unit in the rear right hand storage shed and a storage tank feeding the main dwelling by means of underground plastic pipes.

Condition

The cold water supply was tested for purity at some time in the last 12 months and includes an underground supply pipe to a stop tap in the corner of the kitchen as well as draw off points at ground and first floor level.

The cold water supply appears to be constant and adequate and copies of the Completion Certificate for the installation of the new system needs to be obtained from the owners.

Further investigation

Obtain copies of Installation Certificates for the new cold water system.

GAS

Description

There is no mains gas available. LPG is provided by storage tanks externally to the central heating system, but was not fully tested.

ELECTRICITY

Description

Mains electric is supplied to both lighting and power circuits with a meter and consumer unit in the corner of the dining room fed by overhead power lines along the edge of the highway.

Condition The electrical circuits appear to have been upgraded in recent years by the previous owners, but were not tested at the time of our inspection.

Further investigation Obtain an Electrical Inspection Certificate to ensure the wiring circuits comply to current NICEIC and Building Regulations.

HOT WATER

Description Domestic hot water is supplied by a wall mounted 'Worcester Greenstar HE' combination gas boiler located in the kitchen feeding directly to draw off points in the kitchen and bathroom. The only other system is an electric shower in the separate shower room on the first floor.

Condition The hot water supply has been replaced with a new combination boiler within the last 12 months which appears to be generally functional and adequate but was not fully tested.

HEATING

Description Gas central heating to conventional water filled steel panelled radiators provided by the 'Worcester Greenstar HE' combination gas boiler.

Condition The central heating system was fitted some years ago to water filled steel panelled radiators, although a new boiler has been installed in the last 12 months on behalf of the present owners. The system appears functional, but was not tested during the course of our inspection.

Further investigation Obtain a Corgi Gas Heating Engineer's report or copy of the Installation Certificate to ensure the reliability of the system.

THERMAL INSULATION

Description Across the ceiling joists in both roof spaces are layers of fibreglass quilt to a depth of about 270 mm.

Condition Thermal insulation in the roof appears to be more than adequate to comply with current Energy Efficiency Guidelines and to minimise heat loss.

GROUNDS

THE SITE

Description The house stands on a rectangular plot with a very wide road frontage and limited depth backing onto greenbelt farmland at the rear. The gardens themselves are in the process of being improved with the provision of new lawns, including a number of flower beds and borders at various intervals. The boundary line extends to quite a distance to a point along the right hand corner of the plot.

GARAGES

Description To the right hand side of the main dwelling is a double garage of conventional brick and tile construction which has been built in the last 20 years to what appears to be a reasonably good standard incorporating a timber trussed roof, two separate metal up and over doors and a concrete floor slab as well as a timber brace and ledge pedestrian door to the side entrance.

Condition The garage itself is fairly secure and watertight, built to a reasonably good standard, although the double glazed window along the left hand side has a broken panel which needs replacing. Copies of the original Planning Consent and Building Regulation Approvals/Completion Certificates for its erection, should be obtained from the vendors.

PERMANENT OUTBUILDINGS

Description At the rear of the house is a part brick and timber framed storm porch which shows signs of some rot to the timber framework of the door and window which requires further attention.

EXTERNAL AREAS / PATIOS / PATHS ETC

Description The footpaths around the cottage are concrete paving slabs and gravel.

Condition The hard surfacing has been partly replaced in recent times and the footpaths themselves partly replaced where an underground drain has been fitted from the cloakroom. Further attention is however desirable at some time in the near future.

BOUNDARIES AND FENCES

Description The house stands in a very large plot extending to quite a width along the frontage to Duken Lane, all screened by sections of timber post and wire fencing as well as sections of hedgerow and shrubs which appear to be fairly well defined. Your solicitors should obtain a Title Deed Plan in order that you can verify the boundary lines coincide with HM Land Registry documents.

GENERAL ENVIRONMENTAL FACTORS

Description

The cottage is located in the middle of greenbelt farmland between Bridgnorth and Enville in a rural area, originally built in the 17th century, most probably as a farmworker's cottage, but does include some more detached bungalows which adjoin the property built in more recent years.

Whilst we have not carried out a Local Search or made any enquiries of Bridgnorth District Council, to my knowledge there are no adverse planning proposals or other environmental issues within the immediate locality. Your solicitors should however obtain a Local Search and Environmental Report.

STRUCTURAL RISKS

NATURAL SUBSIDENCE RISK

Geology	The Geological Survey Map shows the property standing in an area of Sandstone.
Comments	This is a slightly variable strata but of suitable bearing capacity for general residential development. See surveyor's comments under Structural Movement below.

TREES

Inspection	During my inspection of the property I did not see any tree that would have any significant effect on the foundations.
Comments	See surveyor's comments under Structural Movement below.

STRUCTURAL MOVEMENT

Past and current movement	There is no visual evidence of structural movement of any significance.
Risk of future movement	Geological mapping indicates that there is a low potential risk of foundation damage to domestic properties from subsidence hazards for the postcode in which the property is located.

DAMPNESS

Inspection	Tests were carried out at random intervals with a Protimeter Surveymaster to the internal load bearing walls.
Comments	The side extension includes an effective damp proof course, but did find some high levels of moisture to the walls of the original cottage. These will need to be investigated further by a Timber & Damp Proofing Specialist Contractor.

TIMBER DEFECTS

Inspection	There was very limited means of inspecting the timber floors due to the presence of floor coverings.
Comments	Whilst we found no obvious signs of rot, infestation or other degrade, it would be prudent to obtain a Timber Specialist Survey to ensure there are no signs of degrade. There are no other widespread timber defects. Where there are specific defects I have mentioned these under the elements concerned.

STATUTORY & OTHER RISKS

PLANNING

Matter for your Solicitor

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.

Comment

Upon inspection it appears that Planning Consent would have been required for the side two storey extension and detached garage block, copies of which should be obtained from the owners or Brighnorth District Council.

BUILDING REGULATIONS

Matter for your Solicitor

No enquiries have been made of the Local Authority in connection with Building Regulation matters. You should ask your Solicitor to advise you in this respect.

Comments

Upon inspection, it would appear that Building Regulation Consent and Completion Certificates would have been required for the extension to the house and side garage, copies of which should be provided by the vendors, to confirm that all Local Authority consents were provided.

PARTY WALL ETC. ACT 1996

Note

Since 1 July 1997, this Act has obliged anyone undertaking works of a structural nature to or near the party wall such as the installation of beams, installation of damp proof coursing or other structural works, to notify all adjoining owners, irrespective of whether planning permission has been applied for or granted.

Comments

During my inspection of the property, I did not see evidence of any building works undertaken since 1 July 1997 to which the Act would apply.

ROADS

Matter for your Solicitor

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.

Comments

From my inspection, I believe the road is made-up and adopted by the Local Highway Authority.

RIGHTS OF WAY

Matter for your Solicitor

No enquiries have been made of the Local Authority in connection with rights of way. You should ask your Solicitor to advise you in this respect.

Comments

During my inspection of the property, I did not see any evidence of shared rights of way or access over shared land.

OUR TERMS & CONDITIONS

1. These terms and conditions form (together with the Order Form) part of a contract between Paul Jackson FRICS and the Customer named on the front of the report. These terms and conditions apply to the exclusion of all other terms and conditions. However, the report is objective and can be relied upon by any party that has a valid legal interest in the condition of the property, provided that interest has been notified to and acknowledged by us in writing. If required, upon payment of a reasonable administration fee we will re-issue the report, e.g. in the name of a purchaser of the property.

Important: No-one should rely on the report or make any inferences from it beyond the extent of the original instructions accepted by Paul Jackson FRICS

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 Paul Jackson FRICS.
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 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 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.
10. **"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.
11. **"Essential repairs"** are defined as defects that, in the Surveyor's opinion, require attention within six months 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.
12. **"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. "Other Repairs" are beyond the scope of and are not reported in the Headline Survey.

13. **“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.
14. **Guideline Budgets** for repairs are included in a report where appropriate, but they are based on information available to the Surveyor at the time. We recommend that all repair costs are subject to confirmation by further investigation/specification and then contractors’ competitive tenders prior to making any legal commitment.
15. 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. We recommend that you arrange for **specialist tests** of the water supply, drains, electrical, gas and/or heating installations.
16. 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.
17. 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.
18. 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.
19. 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.
20. **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.
21. **Health and Safety** – Paul Jackson FRICS 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.
22. We operate a **complaints procedure**, a copy of which is available on request.
23. 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.
24. This contract is governed by **English Law** and the parties hereto hereby submit to the exclusive jurisdiction of the English courts.
25. These terms and conditions may be varied by Paul Jackson FRICS on written notice to the Customer at its address shown on the Order Form.