

BUILDING SURVEY

on

26 HEATH STREET, STOURBRIDGE,
WEST MIDLANDS, DY8 1SE.



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SUMMARY

PROPERTY

Property address	26 Heath Street, Stourbridge, West Midlands, DY8 1SE.
Brief description	Detached private dwelling house.
Property type	Early Victorian double fronted detached two storey cottage with side and rear extensions.
Year built	Circa 1852, extended circa 1990's.
Accommodation	Hall, lounge, dining room, sitting room/conservatory, fitted kitchen, laundry, cloakroom with WC, utility room, study, cellar compartment. Staircase off hall to first floor landing: Three bedrooms, bathroom with WC. Externally:- Side integral garage, additional forecourt parking, gardens to the front and rear.
Tenure	We understand the property is Freehold, offered with vacant possession and there are no onerous covenants to our knowledge, but have not inspected the Title Deeds.
Size in square metres	181.5 sq.m.
Insurance reinstatement cost	£235,000 to include the cost of demolition, site clearance, reconstruction and professional fees, but excluding VAT.

BRIEF OVERALL ASSESSMENT

This Victorian double fronted detached house seems to be one of the earlier dwellings in Heath Street pre-dating a lot of the later Victorian houses in the road. In the last few years the property has been the subject of extensive repair and modernisation, together with extensions to the side and rear of the original building. Whilst all of the construction work seems to have been completed to a good standard throughout, it will be necessary to obtain Local Authority Planning and Building Regulation Approvals as well as any Completion Certificates to ensure the work has been carried out to the satisfaction of the Local Authority.

The general standard of presentation and completion of modernisation work appears to have been carried out to a very good standard throughout and during the course of my inspection there are no signs of major disrepair that we feel may have any future impact upon the re-sale potential of the property.

Despite timber and damp specialist treatment, there are still some areas of marginal dampness as indicated by an electronic moisture meter, but understand the vendors may well be requesting the original Damp Proofing Contractor reinspect and carry out any works under the provisions of any long term guarantees.

SERIOUS DEFECTS

None apparent at the time of our inspection.

ESSENTIAL REPAIRS

- (1) Request the Timber & Damp Proofing Specialist Contractors attend the property to comment upon instrumental evidence of dampness to the internal ground floor walls. Any further work should be carried out under the provisions of their guarantees.

Guideline budget

£500.00

OTHER REPAIRS

- (1) In due course re-set the ridge tiles to the main roof in cement mortar or repoint as necessary including small section of hip tiles to the rear.
- (2) Secure any loose and slipped slates to the main roof.

Guideline budget

£1,200

FURTHER INVESTIGATION

- (1) Obtain copies of Planning Consent and Building Regulation Approvals as well as Completion Certificates for the extensions built to the right hand side and rear of the main dwelling which may have been carried out at three separate stages.
- (2) Obtain an Electrical Inspection Certificate to ensure that the wiring circuits comply to current NICEIC and Building Regulations.
- (3) Obtain a Corgi registered Gas Heating Engineer's Report or a Completion Certificate for the installation carried out in the last couple of years to ensure the system complies to current Safety Regulations.
- (4) Obtain a Local Search from Metropolitan Borough of Dudley.
- (5) Obtain an Environmental Report to ensure there are no areas of landfill or contamination in the immediate locality.
- (6) Obtain Timber & Damp Proofing Specialist Reports and guarantees which need to be invoked where necessary.
- (7) Obtain copies of FENSA and Building Regulation Certificates for the replacement double glazed windows.

ENVIRONMENTAL MATTERS

The house was located towards the centre of Stourbridge town and to my knowledge therefore no areas of landfill, contamination or other environmental issues affecting the immediate locality. It would however be advisable for your solicitors to obtain an Environmental Report to verify these details.

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

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For Paul Jackson FRICS

INSTRUCTION

Instruction from	Mr. & Mrs. R. Inskip, 10 Debdale Avenue, Worcester, WR4 0RP.
Date of instruction	5 th July 2010
Date of inspection	Tuesday 6 th July 2010
Weather	Dry, light and overcast with sunny intervals following a sustained period of very hot and dry weather conditions.
Furnished or unfurnished	At the time of inspection, the property was fully furnished and carpeted throughout.
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	7 th July 2010

SURVEY REPORT

EXTERIOR

CHIMNEY STACKS

Description	Both chimneys stand above the side gable walls which are of brick construction laid in a mixture of lime and cement mortar and which include clay pots on top of the stacks with a cowl connected to the right hand chimney flue from the gas fireplace in the lounge. Both chimneys appear to include the original lead/zinc flashings and soakers.
Condition	Both chimneys appear to have been partly rebuilt some years ago with the top 7/8 courses having been rebuilt in red facing brickwork laid in cement mortar. The remaining mortar joints to the lower sections of the chimney have been repointed and at the moment the brickwork appears to be fairly secure. There are however some signs of frost damage to the left hand chimney stack where some of the brickwork and mortar joints have shaled and will require further attention at some time in the next few years.
Other repair	In due course you may need to cut out and replace any defective bricks to the left hand chimney or render the brickwork to avoid further deterioration as a result of frost damage.

MAIN ROOF COVERINGS

Description	<p>Above the main two storey dwelling house and the rear two storey wing, and also above the side two storey extension, are layers of natural slate cladding on timber battens including ridge tiles bed in cement mortar.</p> <p>The roof over the side right hand extension has been provided with similar slates to match the existing building fabric and similar slates have been added over the single storey monopitched roof over the front of the garage projection.</p>
Condition	<p>The main slate cladding to the roof coverings all appears to be reasonably secure, although there are some signs of broken and slipped slates in certain areas which will need to be monitored for future maintenance/replacement. We also found the pointing beneath the ridge tiles has perished in a few places, although the tiles themselves still appear to be reasonably secure.</p> <p>Across the rear elevation of the house is a lower level of slate cladding above the rear first floor corridor between the original dwelling and side extension, which also appears to be fairly secure and watertight.</p>

SECONDARY ROOF COVERINGS

Description	To the rear of the original dwelling house is a single storey wing in two separate sections, both of which have a layer of natural slate cladding beneath lead flashings along the edge of the parapet walls.
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Condition These single storey roofs appear to be fairly secure and watertight having been stripped and re-slatted in the last few years during the course of general improvement. Once again there are some broken and fractured slates which in due course may need to be replaced, but at the moment seem to be secure and watertight.

Other repair In due course there are a limited number of slates that may need to be taken down and replaced to the rear single storey roof. The mortar to the ridge tiles of the main roof will also need to be repointed or the tiles lifted and re-set in cement mortar at some time during the course of the next few years.

ROOF DRAINAGE

Description Around the perimeter of the roofs are sections of half round plastic guttering and storm water downpipes discharging rainwater into back inlet drains to the rear of the dwelling and a further back inlet drain to the front and an underground drain to the front right hand corner of the building. In addition, rainwater gullies have been provided across the front and rear of the side extension and all of which feed into underground drains.

Condition The guttering and downpipes have been supplied and fitted within the last few years at the time the property was renovated and extended and appear to be fairly secure, but were not tested for water tightness.

EAVES, FASCIAS, SOFFITS

Description At eaves level to the front and rear of the main roof and to the side two storey extension are two courses of corbel brickwork beneath what appears to be a timber wallplate and which have a painted or part rendered finish.

To the rear single storey roof are softwood timber fascia boards along both side elevations and further softwood fascias to the single storey roof of the ground floor wing at the rear.

Condition The corbel brickwork appears to be fairly secure with no signs of deviation or movement which is usually indicative of structural distress. The softwood timber fascias also appear to be of fairly good quality and generally secure providing support to the guttering brackets and no further maintenance is required at this stage.

MAIN WALLS

Description The original dwelling house seems to be of two storey 225 mm solid brick construction with a rear two storey wing section of similar design having a mixture of light aggregate/tyrolean and smooth cement rendered finish.

In more recent years, extensions have been built to the rear at first floor level creating a corridor between the original dwelling, as well as a side two storey extension including an integral garage, which themselves are of cavity brick and breeze block construction with a part rendered finish with areas of exposed brickwork to the rear laid in cement mortar.

To the rear of the house is a laundry, utility and study built in two separate stages, part of which appears to be a possible conversion of the former kitchen and outbuildings with a new build section towards the rear which has a part rendered finish to the external walls.

Condition

All of the external walls appear to be perpendicular and generally secure with no signs of structural movement of any significance or major disrepair.

I did notice along the left hand flank wall there is some cracking to the rendered finish above the eaves and approaching the apex of the roof which may require some localised maintenance or repair in the next few years. Other sections of rendering seem to have been replaced during the course of general modernisation including a tyrolean rendered finish to the majority of walls and corbel brickwork.

The single storey extension at the back of the house seems to have been built within the last 30 years to what seems to be a fairly good standard with no obvious signs of movement or disrepair.

During the course of my inspection, there were no signs of structural distress in terms of settlement or subsidence and all of the external walls seem to be fairly solid and no need for immediate repair or maintenance.

It appears that the left and right hand flank walls may well be of single skin 4.5" brick construction having been lined internally with plasterboard panelling and are bolstered and supported by the brick built chimney breasts internally. There is certainly no evidence of external movement of the building fabric.

Further investigation

Obtain copies of Planning Permission and Building Regulation Approvals that would have been required from Metropolitan Borough of Dudley for the side two storey extension, the first floor extension to the back of the original dwelling and the single storey extension to the rear wing section of the building, as well as the sitting room/conservatory at the back of the house. These may have been built at separate stages and the date of their completion therefore needs to be verified by reference to the Council.

In the absence of any approvals, Certificates of Indemnity need to be provided by the vendors.

SUB-FLOOR VENTILATION

Description

Sub-floor ventilation is provided towards the front of the cottage in line with the cellar compartment beneath the left hand living room floor. A further plastic vent has been fitted in the corner of the cellar compartment, most possibly by British Gas to ensure adequate ventilation in the event of a gas leak.

Condition

The air vent to the front of the property which is capped with a concrete paving slab, seems quite adequate for its purpose but is partially blocked with fibreglass quilt insulation internally. Otherwise the facility seems to be quite adequate to provide enough air flow beneath the timber floor structure.

DAMP PROOF COURSE

Description

It would appear that the original house would not have included any form of damp proofing treatment, although it would seem that some years ago, a chemical damp proof course was injected to a number of external walls.

Condition	The internal walls at ground level were tested with a Protimeter Surveymaster at random intervals. Whilst the majority appear fairly dry, there are some high moisture readings to the load bearing wall between the kitchen and laundry, corner pillar in the kitchen area itself and the wall between the kitchen and front dining room. I would therefore recommend the advice of a Timber and Damp Proofing Specialist Contractor is obtained to establish whether immediate treatment is required.
Further investigation	Obtain a Timber & Damp Proofing Specialist Survey Report and act upon their recommendations. At the same time obtain copies of any Timber & Damp Proofing Specialist Guarantees which may need to be invoked where necessary.

WINDOWS

Description	All of the original window frames to the majority of rooms have been replaced with PVC double glazed units with fixed and opening lights, as well as a reproduced stained leaded double glazed panel between the kitchen and rear sitting room. Additional softwood timber casements with sealed double glazed panes have been installed to the rear conservatory/sitting room and the window reveals along the rear wing elevations as well as a timber casement window between the sitting room and lounge.
Condition	All of the replacement windows appear to have been installed in the last 2 years or so to what appears to be an acceptable standard and copies of FENSA and Building Regulation Certificates should be provided by the owners in terms of replacement plastic double glazed units to ensure they comply with current Building Regulations.
Other repair	One of the double glazed panes to the rear right hand bedroom window has been damaged by a pellet gun and needs to be taken out and replaced.

EXTERIOR DOORS

Description	The front entrance door has been replaced with a hardwood panelled unit with central leaded glazed unit. To the rear sitting room is a solid hardwood panelled door to the garage to comply with Fire Regulations and at the back of this room, glazed softwood timber panelled units and a similar unit has been fitted to the rear entrance of the lobby between the utility and study. At the back of the garage is a woodgrain PVC double glazed door and side window in a plastic surround which also appears to be in reasonably good condition.
Condition	These doors have all been supplied and fitted in the last couple of years or so and appear to be of good quality and generally functional.

EXTERIOR DECORATIONS

Description	External decoration has been carried out to the timber casement windows and doors where required which have a stained varnish finish, as well as a white gloss paint finish to the other softwood timber casement window above the garage at first floor level.
Condition	The decorations have been maintained to a reasonable standard and was probably last decorated about 2 years ago when the units were fitted. No further attention is required at this stage. The external rendering has an exterior paint finish also maintained to a reasonably good standard throughout.

INTERIOR

MAIN ROOF CONSTRUCTION

Description

The roof of the original two storey dwelling house is of timber pitched construction with softwood timber rafters supported by purlins with an underlay of felt covering beneath the slate cladding.

There was access from the ceiling of the bathroom into the new roof structure and off a small store cupboard in the front right hand bedroom to the original roof void.

There was very limited means of access but where visible the structural timbers all appear to be fairly secure, although it seems that some deflection of the ceiling joists has occurred in the front left bedroom where the plasterboard panelling has cracked along the joints and bulges very slightly.

Condition

Both roof void appear to be fairly secure and watertight with no obvious signs of thrust, deflection or water ingress at this stage, but did notice a slight bulge to the ceiling in the front left hand bedroom where the joists may have deflected very slightly, or the plasterboard panelling has lost its key with the underside of the joists.

SECONDARY ROOF CONSTRUCTION

Description

The rear single storey wing section of the building includes softwood timber rafters supported by purlin and timber wallplates. The rafters to the rear extension run from the back of the parapet wall and supported by the wallplate with no definable roof void, therefore limiting inspection.

Condition

All of the structural timbers of the single storey roofs appear to be fairly secure and free from disrepair and there are certainly no signs of water ingress at this moment in time.

All of the roof have clearly been stripped and re-clad on top of mineral felt at some time during the course of general modernisation.

CEILINGS

Description

Throughout the house there appear to be replacement plasterboard panelled ceilings with a skim coat finish, with the exception possibly being the ceilings in the two front reception rooms which appear to be original to the dwelling.

Condition

All of the ceilings appear to be reasonably secure, but did notice the plasterboard panelling to the front left hand bedroom bulges towards the centre and which has resulted in some hairline cracks along the joints. Some further hairline settlement cracks have occurred beneath the wallpaper covering to both ground floor reception rooms which appears to be long standing and non-progressive and is fairly consistent with the style and age of property and does not constitute a major defect.

The ceiling to the front left hand bedroom still seems to be fairly secure, although you may choose to carry out further cosmetic treatment in due course.

WALLS, PARTITIONS AND PLASTERWORK

Description Throughout the house are single skin brick walls with a plastered finish with exposed brickwork to the rear wall of the sitting room. The walls to both flanks in the reception rooms and bedrooms appear to be dry lined with plasterboard panelling to provide better thermal insulation to the inside of the single brick elements of the building fabric.

Condition At the time of my survey, there were certainly no visible signs of structural distress in terms of movement of the walls or door casings to any significant degree, as the building fabric does not appear to have been the subject to movement in the recent past.

FIREPLACES, FLUES AND CHIMNEY BREASTS

Description The front dining room includes a marble fireplace surround with a red quarry tiled hearth and reproduction cast iron fire gate. The right hand sitting room includes a cast iron multifuel stove with a flue liner connected into the main chimney stack. Both flues lead through the first floor bedrooms into the main chimneys but were not tested at the time of our inspection.

Condition The flue to the right hand sitting room appears to have been lined at the time the solid fuel stove was fitted and copies of any Completion Certificates should be provided by the vendors. It appears the work carried out included a terracorra air brick below the base of the fire for ventilation purposes.

At the same time, the flue to the left hand chimney will need to be tested and possibly lined prior to further use, unless this work has been carried out in recent times.

Further investigation Obtain Completion Certificates for the solid fuel stove in the right hand sitting room.

FLOORS

Description At ground floor level, all of the floors appear to be solid in terms of concrete with an overlay of clay tiling in the sun lounge/conservatory with quarry tiles to the rest of the ground floor structure which have been re-laid in recent times to what appears to be an acceptable standard.

The floor of the front dining room and the whole of the first floor structure appears to be suspended timber with floorboarding on softwood timber joists.

Condition The solid floors all appear to have been re-laid in the last few years during the course of general modernisation and could find no signs of disturbance or movement to the solid floor structure.

The suspended timber floors appear to be original to the dwelling house and where a heel test was applied there were no obvious signs of excessive bounce and other disrepair. The timber floor to the dining room is well supported by wooden floor joists below and could find no signs of timber degrade at this moment in time. Detailed investigation of the first floor structure was however prohibited by the presence of fitted carpets and copies of any Timber Specialist Report and long term guarantees should be obtained from the owners.

BASEMENTS AND CELLARS

Description Beneath the front left hand dining room is a cellar compartment approached from a staircase beneath the main staircase structure which has a brick floor base and external walls with an air vent to the front elevation of the building at ground floor level for natural ventilation.

The cellar compartment may be the subject of high levels of moisture or possible rainwater penetration, but is not out of place which houses of this age.

Condition At the time of my inspection there was no visual evidence of excessive flooding or water ingress.

WINDOWS

Description The window frames include locking handle mechanisms to the opening lights of the double glazed units and also the softwood timber casements.

Condition The internal frames include wooden window boards and all of which appear to be of good quality and generally functional with no evidence of disrepair at this stage.

INTERIOR DOORS

Description Throughout the house are replacement solid or engineering Oak panelled doors with metal handles and lever latch mechanisms, each one having been cut down and customised to fit the individual door casings.

Condition All of the internal doors are new replacement units of good quality which fit squarely within the frames and have been fitted to an acceptable standard.

STAIRCASES

Description From the front hall is a timber staircase leading up to the first floor landing with two separate wooden handrails, timber treads and risers supported by strings eitherside.

Condition The staircase structure appears to be original to the dwelling but is generally secure with no signs of springiness or loosening of the treads.

BUILT IN AND KITCHEN FITTINGS

Description The kitchen has been provided with a range of base units and wall cupboards in chipboard melamine carcassing with laminated doors and granite working surfaces including a 1.5 bowl sink with chrome mixer tap, terrazzo tiled surround to the worktops and a cooker recess as well as a glazed wall cabinet with internal lighting. I understand the 'Classic' gas range is included within the sale, but was not fully tested.

The utility room has been provided with a similar range of base units and wall cupboards with a laminated roll edge working surface in this particular instance including a larder cupboard.

Condition The kitchen and utility room have been re-fitted in the last couple of years by the present owners to what appears to be a fairly good standard with units of an acceptable standard. This includes a Belfast sink in the laundry and all of which appear to be of good quality.

SANITARY FITTINGS

Description

Off the laundry room is a separate toilet which contains a white low flush WC and a vanity wash basin with chrome mixer tap in a glazed half tiled surround.

The first floor bathroom has been provided with a modern white suite complimented by charcoal coloured tiling to the walls providing a reproduction roll top 'Shock' bath with chrome mixer tap, vanity wash hand basin, low flush WC and corner shower cubicle with sliding glass doors within an aluminium frame as well as a 'Mira Escape' electric shower unit with adjustable wall attachment.

Condition

All of the sanitary ware is of good quality and generally functional.

INTERIOR DECORATIONS

Description

Throughout the house the majority of walls and ceilings have an emulsion paint finish with wallpaper covering to the hall, stairs and landing as well as an eggshell oil based paint to the joinery and what appears to be a light varnish finish to the interior doors.

Condition

The decorations have been maintained to a very good standard throughout and no further attention is required at this stage.

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

The property appears to have a combined foul and storm water drainage system discharging waste from the WC ablutions in the bathroom as well as the ground floor cloakroom by means of a soil and vent pipe.

Surface water discharges into back inlet drains around the perimeter of the house and feeds into a combined drainage system which we understand discharges into the public sewers running along Heath Street.

Condition

It appears that new plastic soil and vent pipes have been fitted to the rear elevation of the two storey wing and new back inlet drains and covers fitted around the perimeter of the house, although we are not aware as to whether any replacement work has been carried out to the main underground drains themselves. A detailed test was not carried out at the time of our inspection, but there are no obvious signs to indicate that the drainage system may have fractured in any way which would normally cause displacement of paving or outside surfacing.

It would be advisable however to obtain copies of any Building Regulation Approvals and Completion Certificates for the drainage works carried out at the time the house was extended including the providing of a ground floor cloakroom.

Further investigation

Make enquiries of the owners to establish whether Building Regulation Approvals were provided by the Local Authority for adaption of the drainage system.

COLD WATER

Description

This is supplied by Severn Trent Water Authority with a rising main and stop tap feeding directly to draw off points in the kitchen and bathroom as the original storage tanks are no longer utilised.

Condition

The cold water supply appears to be constant and adequate, but was not fully tested.

GAS

Description

Mains gas is installed with a meter located in the cellar compartment which appears to supply draw off points at ground and first floor level, but was not fully tested.

Condition

The gas supply appears to have been provided with the provision of copper pipework throughout, but was not tested at the time of our survey.

ELECTRICITY

Description

This is supplied to both lighting and power circuits by means of a 13 amp ring main with a meter and consumer unit located in the cellar compartment.

Condition The electrical supply seems to have been upgraded within the last few years during the course of general modernisation, but have not inspected an Electrical Certificate and therefore needs to be investigated further.

Further investigation Obtain an Electrical Inspection Certificate to verify that the lighting and power circuits comply to current NICEIC and Building Regulations.

HOT WATER

Description Domestic hot water is supplied by means of a 'Worcester' combination gas boiler and water heater located in a cupboard off the first floor bathroom. This appears to be a fairly recent installation and at the time of our inspection was functional but not fully tested.

Further investigation Obtain a Corgi registered Gas Heating Engineer's Report or Completion Certificate, or copy of any Service Contract to ensure the reliability of the boiler.

HEATING

Description Gas fired central heating to conventional water filled steel panelled radiators is supplied by a wall mounted 'Worcester' combination gas boiler in the bathroom.

Condition The central heating boiler appears to have been fitted in the last couple of years and at the time of our inspection was not fully tested but seemed functional. Copies of a Corgi registered Engineer's Completion Certificate or any existing Service Contract should therefore be obtained from the owners to ensure its reliability.

THERMAL INSULATION

Description Between the ceiling joists in the roof space are layers of fibreglass quilt.

Condition The quilt insulation is to be increased to 300 mm in thickness in certain places to minimise heat loss and comply with current Energy Efficiency Guidelines.

GROUNDS

THE SITE

Description The house stands in a large rectangular plot behind a shallow front garden with a brick boundary wall, right hand driveway approach to an integral garage beneath the first floor extension. At the back of the house is a large garden which is mature and well stocked with flowering shrubs and herbaceous plants all of which has been maintained to a fairly good standard throughout.

GARAGES

Description To the right hand side of the original dwelling is a two storey extension, the ground floor of which is dedicated to a garage with timber folding doors, concrete floor slab and a plasterboard panelled ceiling at the rear of which is a PVCu double glazed door and window to the garden and a separate fire door to the conservatory along the left hand side.

Condition The garage has been built within the last few years by one of the previous owners and all of the construction work seems to have been completed to a reasonably good standard. Copies of Planning Consents and Building Regulations approvals should be obtained from the current owners or copies from the Local Authority to ensure that the work has been carried out to the satisfaction of the Building Control Section at Dudley Council. In the absence of any such consent, Certificates of Indemnity should be provided by the vendors.

PERMANENT OUTBUILDINGS

Description None apparent at the time of our inspection.

EXTERNAL AREAS / PATIOS / PATHS ETC

Description To the front of the house is a gravel driveway with single parking space and a slabbed footpath approach to the front entrance.

To the rear of the property is pea gravel surfacing to the footpaths with a random slabbed and blue brick patio area with steps up with a low retaining wall to the rear garden.

Condition The external footpaths, patio and driveway are all of an acceptable standard.

BOUNDARIES AND FENCES

Description The property is enclosed by boundary walls to the front and in the rear garden are sections of brick walls and timber fence panels along both sides and rear boundaries and a run of Hawthorne hedgerow along the left hand side towards the bottom.

Condition The boundary lines appear to be clearly defined by brick walls or fences and no further attention is required at this stage.

GENERAL ENVIRONMENTAL FACTORS

Description

The house is situated towards the centre of Stourbridge in what is an area known as 'the old quarter', which contains a predominance of Victorian housing of various styles situated within easy reach of local amenities.

To my knowledge there are no areas of landfill, contamination or other environmental issues affecting the immediate locality, but would recommend your solicitors obtain an Environmental and Mining Report to verify these details.

STRUCTURAL RISKS

NATURAL SUBSIDENCE RISK

Geology	The Geological Survey Map shows the property standing in an area of sand and gravel.
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	During the course of my inspection there were no signs of structural distress affecting the building fabric, apart from some minor displacement of the brickwork to the left hand corner of the rear door from the garage. This is a result of impact damage and for no other particular reason.
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	The internal walls were tested with a Protimeter Surveymaster at random intervals and most of which appear to be fairly dry.
Comments	Whilst the majority of walls internally seem to be fairly dry where a new damp proof course has been injected, I did find some slightly high moisture readings at ground floor level around the dining room, kitchen and laundry. This may be the result of failure of the existing damp proof course or non-treatment by the specialist contractors in the past and which in future years will require further injection and replastering. At this moment in time however, the level of moisture is fairly low, but would suggest you seek the advice of a Damp Proofing Specialist Contractor in terms of future treatment.

TIMBER DEFECTS

Inspection	We were unable to inspect the suspended timber floors at first floor level and part of the ground floor due to the presence of floor coverings.
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Comments

Whilst there was very limited means of access for inspection purposes, during the course of my survey there were no signs of rot, infestation or other degrade.

Further enquiries should be made of the owners to establish whether Timber Specialist Treatment has been carried out in previous years and if so, copies of long term guarantees should be obtained.

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

At the time of my inspection it appears that Planning Permission would have been required for the extensions to the side and rear of the dwelling and copies of those approvals should be obtained from the vendors or Metropolitan Borough of Dudley. In the absence of such approvals, Certificates of Indemnity should be provided by the owners.

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

Building Regulation Approval would have been required as well as Completion Certificates.

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.