



## **Building Survey**

**On:**

# Sample Report

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## Summary

### Property

Property address

Brief description

The property is a substantial semi-detached Victorian house built of brick elevations beneath a pitched concrete tile covered roof supported with timber trusses. Living accommodation is on three floors. The property has a small garden area which is largely concrete hardstanding and a detached concrete panel single garage.

Property type

Semi-detached house.

Year built

Approximately 1900.

Accommodation

Ground floor: three reception rooms, kitchen.  
First floor: four bedrooms, bathroom with wc.  
Second floor: two bedrooms, bathroom with wc.  
Cellar comprising five chambers.  
Outside: detached single storey garage, garden largely laid concrete hardstanding.

Tenure

We assume the property is freehold.

Size in square metres

450 m<sup>2</sup>

Insurance reinstatement cost

£470,000

### Brief overall assessment

The property has been neglected in recent years and there is considerable scope for improvement and refurbishment. The main areas of concern were the roof which was leaking, the rainwater goods and rising and penetrating dampness. There has been some minor movement in the past, however this is not considered significant.

Risk of future movement

In my opinion this is considered low.

### Serious defects

Main roof coverings	<p>The roof surface was in particularly poor condition and a major overhaul is required replacing slipped and broken concrete tiles, re-bedding and re-pointing ridge tiles and verges. Once an inspection has been carried out of the valley gutters, no doubt these will require re-lining also. The lead upstand flashings where the two-storey section meets the three-storey brick wall will also require a major overhaul, repairing and replacing lead flashings.</p> <p>It may prove cost-effective to re-roof the whole property.</p>
Secondary roof coverings	Re-cover all the secondary roofs. Note: mineral felt and 'flashband' type coverings only have a limited life and are only viewed as temporary repairs. These areas should now be re-covered.
Roof drainage	The gutters and downspouts should be replaced and the grids and gullies cleared and grids provided.
Guideline budget	£6,000

## Essential repairs

Chimney Stacks	Re-point the front left-hand chimney stack and overhaul the lead flashings, replacing missing sections.
Walls, Partitions and Plasterwork	To the front elevation the brickwork will require re-pointing to alleviate the internal problems with penetrating dampness; these areas should then be replastered.
Guideline budget	£2,000

## Other repairs

Eaves, Fascias and Soffits	Overhaul or replace timber fascias. It may prove cost-effective to replace these with modern uPVC sections which do not require any ongoing maintenance.
Windows	Replace the blown sealed double glazed units and re-paint timber frames to the windows.
Ceilings	Re-plastering the damp ceilings will be required following repair of the roof surface.

Basements and Cellars	A thorough clear out and overhaul of the cellar is required, removing debris and temporary hardboard cladding, generally improving ventilation, clearing the debris and waste timbers.
Interior Doors	Overhaul of the internal doors and locking mechanisms required.
Staircases	The handrail and newel post was a little loose and requires some re-fixing.
Built-in and Kitchen Fittings	Replace the dated and poorly maintained kitchen.
Sanitary Fittings	The sanitary fittings throughout the property should be replaced as these have now reached the end of their useful life.
Mechanical Ventilation	Extractor fans are required to the bathroom and kitchen areas.
The Site	The garden areas should be cut back and maintained.
External Areas/Patios/Paths etc	Consider re-laying the concrete path flags to the front elevation and repairing the cracks of the damaged concrete hardstanding areas.
Guideline budget	£ 10,500

## **Further investigation**

Chimney Stacks	A roofing contractor should be asked to inspect this chimney stack, commenting in particular on the flashings and the bedding of the chimney pots.
Main Walls	A cavity wall tie specialist should be asked to inspect left hand gable to property and comment on any remedial works required.
Walls, Partitions and Plasterwork	A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property and comment on remedial works required to remedy rising/penetrating dampness.
Fireplaces, Flues and Chimney Breasts	A CORGI approved engineer should be asked to inspect gas fires.
Electricity	An inspection and test by an NICEIC approved electrical contractor is required with a view to updating this installation.
Heating	We are not heating engineers and would recommend a test and inspection of the boiler and hot water system be carried out by a CORGI approved heating engineer prior to exchange of contracts.

Dampness

A BWPDA timber and damp proofing specialist should be asked to inspect the property and comment on remedying the rising and penetrating dampness to the property. This may involve some internal re-plastering.

Guideline budget

£ 750 for inspection and test only.

## **Environmental matters**

COMMENTS

We are not aware of any adverse environmental factors affecting this property.

## **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.

# Instruction

Instruction from

Date of instruction

Date of inspection

Weather

At the time of inspection it was raining with similar periods preceding.

Furnished or unfurnished

At the time of inspection the property was fully furnished with fitted floor coverings throughout. Some areas were particularly cluttered with household goods and storage items, for example in the cellar and several of the attic rooms, making inspection of these areas difficult.

Occupancy

I understand that the property is single occupancy. However during my inspection, I noted several rooms with locks fitted where possibly informal tenancy arrangements exist.

The vendor and several members of the family were in occupation during my inspection.

Orientation

For the purpose of description within this report, all directions are given as facing the front elevation of the property.

Date of report

# Survey Report

## Exterior

### Chimney stacks

Description	There were two brick chimney stacks to the property. These were of brick bedded on sand and cement mortar with lead flashings and clay pots or gas flue terminals fitted.
Condition	<p>The main stack to the front right hand elevation was shared with the adjoining property. This was difficult to inspect from my ground floor inspection due to the height and position of the roofs and a tree, however, I noted there was some open jointed brickwork. I could not see the flashings to comment.</p> <p>To the front left hand side of the main two-storey section was a brick chimney stack with lead flashings. This chimney stack was in poor condition with ferns and vegetation growing out of the mortar joints and the lead flashings appear to be coming away.</p>
Essential Repairs	Re-point the front left-hand chimney stack and overhaul the lead flashings, replacing missing sections.
Further Investigation	A roofing contractor should be asked to inspect this chimney stack, commenting in particular on the flashings and the bedding of the chimney pot.

### Main roof coverings

Description	<p>The main roof is of pitched and hipped construction with a small dormer to the front elevation. The roof steps down from the three storey to the two storey section.</p> <p>The roof was covered in concrete interlocking tiles with matching ridge tiles.</p> <p>The dormer roof has mineral felt 'cheeks'.</p>
Condition	<p>The roof surface was in particularly poor condition with some slipped and broken tiles noted, the ridge tiles appeared loose and open-jointed.</p> <p>The sand and cement pointing to the verges had come away.</p> <p>The valley gutter appeared to be lined with lead, however I could not see the full extent of this gutter from my ground floor inspection and I could not see the secret valley gutter where this property adjoins the neighbour's.</p>

### Serious Defects

The roof surface was in particularly poor condition and a major overhaul is required replacing slipped and broken concrete tiles, re-bedding and re-pointing ridge tiles and verges, and, once an inspection has been carried out of the valley gutters, no doubt these will require re-lining. The lead upstand flashings where the two-storey section meets the three-storey brick wall will also require a major overhaul, repairing and replacing lead flashing.

It may prove cost-effective to re-roof the whole property.

## **Secondary roof coverings**

### Description

There are flat roofs to the front two-storey bay, porch and cloakroom and rear two-storey bay.

### Condition

These roofs require a major overhaul replacing the mineral felt covering and the temporary 'flashband' repairs.

### Serious Defects

Re-cover all secondary roofs. Note: mineral felt and 'flashband' type coverings only have a limited life and are only viewed as temporary repairs. These areas should now be re-covered.

## **Roof drainage**

### Description

Roof drainage to the property comprises a mixture of uPVC and cast iron gutters and downspouts discharging to gullies to the front and rear.

### Condition

The roof drainage was in poor condition with broken, missing and mis-aligned sections. The older cast iron sections were cracked and rusting.

The gullies to the front and rear were blocked and over-flowing and should be cleared out and grids provided.

### Serious Defects

The gutters and downspouts should be replaced and the grids and gullies cleared and grids provided.

## **Eaves, fascias, soffits**

### Description

These comprised painted timber fascias and soffits.

### Condition

These features were in poor condition with split, rotten and missing sections noted, for example to the left hand side of the two-storey gable.

Other Repairs Overhaul or replace timber fascias. It may prove cost-effective to replace these with modern uPVC sections which do not require any ongoing maintenance.

## **ROOF SPACE VENTILATION**

Description There is no roof space ventilation, the roof relies on natural ventilation.

Condition Comments given on internal inspection, however if re-roofing this property, permanent roof space ventilation should be provided in the form of ridge vents or similar.

## **Main walls**

Description The main walls to the property appear to comprise of a mixture of solid and 'finger cavity' brickwork bedded on sand and cement mortar which has been painted, hindering my inspection of the brickwork beneath.

Condition The brickwork appeared in satisfactory condition as far as I could ascertain. The gable to the left hand side of the property had bulged slightly to the cavity brickwork and I would recommend a cavity wall tie specialist inspect the property and comment on any remedial works required in this area.

Further Investigation Cavity wall tie specialist to inspect left hand gable to property and comment on any remedial works required.

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## **Sub-floor ventilation**

Description	We noted air bricks surrounding the property and cellar steps. These will provide ventilation to the cellar areas beneath the ground floor timbers.
Condition	These appeared in acceptable condition. However, additional ventilation may be required to the cellar area. Comments are given on my internal inspection.

## **Damp proof course**

Description	We could not detect the original damp proof course to the property due to the painted and re-pointed brickwork.
Condition	Comments on internal dampness will be given on our internal inspection, path holes to the front elevation appeared a little high in relation to damp proof course.

## **Windows**

Description	These were of aluminium double-glazed units set in hardwood frames.
Condition	These windows were noted to be in poor condition with several sealed double glazed units 'blown' and the timberwork was flaking and paint was peeling away.
Other Repairs	Replace blown sealed double-glazed units and re-paint timber frames to the windows.

## **Exterior doors**

Description	The front and rear doors were of aluminium section with sealed double-glazed units set into timber frames.
Condition	These doors appeared in serviceable condition with mechanisms operating correctly where tested.

## **Exterior decorations**

Description	These generally comprised painted timber.
Condition	The external decorations were in poor condition and a thorough overhaul is required.

## **Special features**

Description To the left hand side of the front porch was a cloakroom which appeared to have been built of aluminium frame and uPVC cladding and a lean-to concrete-tiled roof, built on a concrete plinth.

Condition This was in poor condition. The roof requires re-covering.  
The fabric to the walls should only be viewed as temporary and ideally this area should be re-built in brickwork.

## Interior

### Main roof construction

Description The roof space was accessed via a trap in the landing ceiling.  
The roof was of traditional type with timber purlins supporting roof trusses triangulated with ceiling joists. The underside of the roof had been underdrawn with sarking felt indicating the roof has been re-covered in the recent past. This also prevented my inspection of the underside of the tiles and battens and therefore no further comment in this area can be given.

Condition The roof space appeared in acceptable condition. I noted daylight entering in several areas around the verges where sand and cement mortar has fallen away and the ridge tiles were allowing light to penetrate. As noted previously, these areas should be overhauled.

### Secondary roof construction

Description No access to these areas.

### Ceilings

Description These were largely lath and plaster finished in paper or painted. The kitchen and bathroom areas had a suspended timber ceiling preventing my inspection of the structure beneath.

Condition	<p>Several areas of the ceiling were in particularly poor condition, for example to the second floor rooms, particularly around the secret valley to the adjoining property where plaster had come away exposing the laths. These areas were particularly damp and were currently leaking. There were damp stains to the ceilings and chimney breasts, particularly at the upper levels.</p> <p>There were other areas of loose or bulging plaster and cracks noted to the ceilings as is typical with a property of this type and age.</p> <p>Once the roof has been repaired, considerable re-plastering of these ceilings will be required prior to redecoration.</p>
Other Repairs	Re-plastering of damp ceilings will be required following repair of roof surface.

## **Walls, partitions and plasterwork**

Description	The internal walls and partitions were a mixture of solid construction and part timber frame with a mixture of direct wall plastering and plaster and skim finish.
Condition	<p>The walls at upper level were generally in similar condition to the ceilings with areas of loose plaster. This is typical of a property of this type and age and upon re-decoration some re-plastering of these areas will be required. To the second floor rooms wallpaper was peeling off and also to the first floor bedrooms wallpaper was rippled and peeling indicating penetrating dampness.</p> <p>We also noted rising dampness to the ground floor walls.</p>
Further Investigation	A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property and comment on any remedial works required to remedy rising/penetrating dampness.
Essential Repairs	<p>To the front elevation the brickwork will require re-pointing to alleviate any problems with penetrating dampness; these areas should then be replastered.</p> <p>The bathroom was tiled, preventing my inspection of the structure beneath.</p>

## **Fireplaces, flues and chimney breasts**

Description	There was a mixture of original and more modern fires fitted to the chimney breasts to the property.
Condition	These appeared in acceptable condition, if a little dated. However, we are not heating engineers and would recommend an inspection by a CORGI Approved gas heating engineer.

Further Investigation A CORGI approved engineer should be asked to inspect gas fires.

## **Floors**

Description The ground, first and second floors were of suspended timber supported on timber joists.

Condition There has been some minor movement to the internal floors; however this is not thought to be of significance. Generally, the floors are free of evidence of undue deflection or vibration in normal use and are considered in satisfactory condition.

## **Basements and cellars**

Description There was a full basement to the property accessed via the rear hall.

Condition The basement was very cluttered which hampered my inspection and the ceilings were clad in hardboard which largely prevented my inspection of the structure beneath. I noted a shower in this area which was unsuitably located and should be removed.

Other Repairs A thorough clear out and overhaul of the cellar is required, removing debris and temporary hardboard cladding, generally improving ventilation and clearing the debris and waste timbers.

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## **Windows**

Description	These were of aluminium double-glazed units set in hardwood frames.
Condition	Where tested the windows operated satisfactorily. As noted previously these windows were noted to be in poor condition with several sealed double glazed units 'blown' and the timberwork was flaking and paint was peeling away.

## **Interior doors**

Description	The internal doors comprised of largely original timber panel doors set in timber frames.
Condition	Some of these doors were noted to stick and the handles and locking mechanisms were loose or missing.
Other Repairs	Overhaul of the internal doors and locking mechanisms required.

## **Staircases**

Description	The staircase throughout the property was of original timber with a timber handrail fitted.
Condition	The stairs appeared in acceptable condition, the treads were sound underfoot and free from vibration in normal use.  The handrail was a little loose and will require some re-fixing.
Other Repairs	The handrail and newel post was a little loose and requires some re-fixing.

## **Built in and kitchen fittings**

Description	These comprise floor and wall-mounted units.
Condition	A detailed inspection of the kitchen fittings was not carried out. However, these were noted to be dated and in poor condition.
Other Repairs	Replace the dated and poorly maintained kitchen.

## **Sanitary fittings**

Description	These comprised modern pedestal wash hand basins, WC's and bath with shower.
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Condition	The bathroom fittings throughout the property were dated and in poor condition. The fittings were stained with dripping taps.
Other Repairs	The sanitary fittings throughout the property should be replaced as these have now reached the end of their useful life.

## **MECHANICAL VENTILATION**

Description	There was no mechanical ventilation to the kitchen or bathroom areas.
Condition	Mechanical ventilation in the form of extractor fans is required to reduce condensation.
Other Repairs	Extractor fans required to the bathroom and kitchen areas.

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## **Interior decorations**

Description	These comprised simple type papered and painted wall surfaces and gloss painted woodwork. Some glazed wall tiling was noted to the kitchen and bathroom areas.
Condition	This is considered below average and thorough re-decoration of the property is required.

## **Services**

Note	<b>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. I recommend that you arrange for the services' installations to be inspected by specialists.</b>
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## **Drainage**

Description	The head of the drainage system is a soil and vent pipe which receives discharge from the internal sanitary fittings.  We noted a manhole cover to the front drive of the property.
Condition	We lifted the manhole cover and confirm the drains at the time of my inspection were clear and flowing freely.

## **Cold water**

Description	The property is connected to a cold water supply. However I could not locate the stopcock which I feel may be located in the cellar.
Condition	The visible parts of the installation appeared in satisfactory condition.

## **Gas**

Description	The property is connected to mains gas. The meter is located in the cellar.
Condition	Visible parts of the installation appeared in acceptable condition.

## **Electricity**

Description	The property is connected to the mains electrical supply with the meter located in the cellar. This utilises an old cartridge type fuseboard.
Condition	We are not electrical engineers, however, the installation appeared dated.
Further Investigation	An inspection and test by an NICEIC approved electrical contractor is required with a view to updating this installation.

## **Hot water**

Description	Hot water is provided via an un-vented pressurised cylinder and gas boiler located in the cellar.
Condition	Visible parts of the installation appeared in satisfactory condition.

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## **Heating**

Description	Central heating is provided by way of pumped circulation from the gas boiler located in the cellar serving steel panelled radiators of varying sizes in principal ground and first floor accommodation.
Condition	The visible parts of the installation appeared in satisfactory condition
Further Investigation	We are not heating engineers and would recommend a test and inspection of the boiler and hot water system be carried out by a CORGI approved heating engineer prior to exchange of contracts.

## **Thermal insulation**

Description	From my limited inspection of the roof space, I noted glass fibre insulation laid between the ceiling joists.
Comments	Insulation levels in the roof space were acceptable.

## **Grounds**

### **The site**

Description	This was a rectangular shaped site with small rear garden.
Condition	The garden area has largely been covered with concrete hardstanding and concrete flags. There was a small garden area to front and rear which was overgrown with weeds and shrubs.
Other Repairs	Garden areas should be cut back and maintained.

### **Garages**

Description	There is a single, concrete-panelled garage with pitched roof to the left hand side of the property.
Condition	This garage appeared in acceptable condition for use.  None.

### **Permanent outbuildings**

### **External Areas / Patios / Paths etc**

Description	To the front elevation these areas were largely covered with concrete flags and a poured concrete hardstanding to the side and rear.
Condition	The concrete flags to the front elevation were uneven with weed and moss growth coming through the un-pointed joints.  The poured concrete had developed cracks in several areas.
Other Repairs	Consider re-laying the concrete path flags to the front elevation and repairing the cracks of the damaged concrete hardstanding areas.

## **Retaining Walls / Earth Retaining Structures**

Description                      None.

## **Boundaries and fences**

Description                      To the front elevation there was a brick and decorative block wall with wrought iron gates.

Condition                        The walls and the gates were in particularly poor condition. The walls were open-jointed with spalling bricks and the gates were rusting.

Other Repairs                    Consider re-building the front boundary wall and replacing the gates to the property.

## **General environmental factors**

Description                      None of any note.

## **Structural risks**

### **Trees**

Inspection                        There were no trees within close proximity to this property likely to cause any damage to the sub-structure.

### **Structural movement**

#### **Past and current movement**

The property has suffered from minor movement in the past, however, this is not thought to be significant.

Risk of future movement      The risk of future movement is considered low.

### **Dampness**

Inspection                        Random tests with an electronic moisture meter were made around the base of the ground floor and upper walls.

Comments We obtained high readings throughout the property indicating the property is suffering from rising dampness and further repair/remedial works will be required which will no doubt involve some internal re-plastering.

Further investigation A BWPDA timber and damp proofing specialist should be asked to inspect the property and comment on remedying the rising and penetrating dampness to the property. This may involve some internal replastering.

## **Timber defects**

Inspection Inspection of the roof timbers was restricted, and only parts of the ground floor construction were visible.

Comments The timber and damp proofing specialist should be asked to comment on the second floor rooms where dampness had caused plaster to fall away exposing the laths and timbers beneath. Some further deterioration may be evident in these areas once further opening up works have been carried out.

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 During my inspection of the property, I did see evidence of any building works undertaken that may have required planning permission.

## **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 During my inspection of the property, I did see evidence of any building works undertaken that would have required building regulation approval.

## **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	The road appeared adopted and made up by the Local 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	Your solicitor should advise you regarding the shared driveway.

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# Terms & conditions

1. Based on an inspection as defined below, the Surveyor, who will be a Chartered Surveyor, will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

## 2. The Inspection.

### Accessibility and Voids

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

### (b) Floors

The surveyor will lift accessible sample loose floor boards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to raise fixed floor boards without permission.

### (c) Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10'00") above the floor or adjacent ground. It may therefore not be possible to inspect roofs above this level. In such cases pitched roofs, will be inspected with the aid of binoculars. The Surveyor will follow the guidance given in Surveying Safely, issued by the RICS in April 1991. This incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

### (d) Grounds, Boundaries and Outbuildings.

The inspection will include the above but specialist leisure facilities such as swimming pools, equestrian facilities and tennis courts will not be inspected.

### (e) Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted, where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his/her inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

### (f) Areas Not Inspected

The Surveyor will identify any areas which would normally be inspected but which he/she was unable to inspect and indicate where he/she considers that access should be obtained or formed. Furthermore the surveyor will advise upon possible or probable defects based upon evidence from what he/she has been able to see.

### (g) Flats

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The Surveyor will state in his/her report any restrictions upon accessibility to the common parts or visibility of the structure. The Surveyor will state if a copy of the lease has been seen and, if not, the assumptions as to repairing obligations made. The client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within, say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance.

(Many flats form part of large developments consisting of several blocks. In such cases the Surveyor will inspect only the one block in which the flat is situated).

## 3. Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his/her view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

(b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up – see paragraph 2 (a).

(c) The Surveyor will advise in the report if the property is in an area where, based upon information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Surveyor will advise that tests should be carried out to establish the radon level.

(d) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property. The Surveyor cannot assess any possible effects on health or report on underground cables.

## 4. Contamination.

The surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from local knowledge or the inspection, the Surveyor considers that contamination might be a problem advice will be given as to the importance of obtaining a report from a specialist.

## 5. Consents, Approvals and Searches

(a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The surveyor will assume that all bye-laws, Building Regulations and other required consents have been obtained. The Surveyor will not verify whether any such consents have been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the Surveyor.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

## 6. FEES AND EXPENSES

The client will pay the Surveyor the agreed fee for the report and any expressly agreed disbursements in addition. The fee is subject to VAT at the current rate.

## 7. RESTRICTION ON DISCLOSURE

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers. Any other parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the Surveyor.

NOTE: A Building Survey report does not automatically include advice upon value or a reinstatement cost assessment for insurance purposes. However, the Surveyor will be prepared to provide such opinions/assessments if these are agreed from the outset.