

Report

Building Survey

Client

Property Address

Produced By

Date

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1. Introduction

1.1 Property

1.1.1

1.2 Instructions

1.2.1 Written instructions were received on 9 March 2006 to undertake a building survey on the above property.

2. Survey

2.1 Survey Conditions

2.1.1 The survey was undertaken on a very cold day, approximately 2 oC. It had snowed in the 24 hours previous to the survey, however there was minimal lying snow and none fell during the survey.

2.2 Property Description

2.2.1 The property is a traditionally constructed end terraced house, believed to have been constructed around 1900 based on the materials and style of construction. The property has undergone some previous refurbishment in recent years, apparently as part of local authority funded grant work. These works have included the repointing of the front elevation, overhauling and part replacement of the roof structure and coverings, replacement of external joinery and above ground drainage, and general landscaping works to the front and rear gardens and boundaries.

2.2.2 Accommodation at ground floor level consists of hall, lounge, and dining/kitchen. At first floor level, there are three bedrooms, and a family bathroom. To the front of the property there is a small enclosed garden, with a concrete paved yard to the rear.

2.2.3 From preliminary enquiries with the Coal Mining Authority and Environment Agency, the property is located in a known coal mining area and, therefore, a coal mining report is recommended. In addition, the property is located in an area known to have a history of landfill and historic industrial use, which may have resulted in associated land contamination and pollution. We would recommend that a full environmental search be undertaken to identify any potential hazards within the immediate locality. The property is not located in an area likely to be affected by flooding.

2.2.4 During the survey, the property was vacant and apparently in the process of being internally refurbished. The kitchen units and fittings are being replaced and the bathroom has had a partial new suite installed. New radiators have been installed, with some connected to heating pipework, however the property does not currently have any central heating. Floors to the kitchen, hallway and bathroom were partially exposed.

2.3 Orientation

2.3.1 For the purposes of this report the orientation is as you view the property from the front, which faces roughly West.

2.4 Restrictions

2.4.1 A full list of the scope and limitations is appended to this report in Appendix B.

3.0 Externally

3.1 Roofs

- 3.1.1 The roof to the property consists of a dual pitched timber structure clad with the original slate covering to the front pitch, and modern plain interlocking concrete tiles to the rear pitch. It is apparent the roof has been overhauled, possibly during the grant funded local authority refurbishment works, as with adjoining properties. The slates to the front pitch have been taken off, sorted with those from the rear pitch, and replaced over a modern felt lining on timber battens. The rear pitch has been covered in the same way, only using concrete tiles. Additional ventilation has been provided to the roof void to prevent condensation with two pvc ventilators to the centre of the front and rear pitches, as would be recommended when introducing a non-breathable membrane.
- 3.1.2 The roof to the front of the property is generally in good serviceable condition with only two slightly slipped slates visible beneath the chimney stack to the roof of adjoining number 15. There is a noticeable fall in the ridge line towards the gable end which is likely to be the result of historic settlement of the timber roof structure and this is not considered significant.
- 3.1.3 The roof pitch to the rear is in good condition and free from visible defect. The heavier replacement concrete tiles have caused some slight settlement of the roof structure, with a fall from left to right away from the gable elevation. As described later in section 4.1, the roof structure has been strengthened with additional purlins and bracing, and this settlement has not resulted in any visible fatigue or undue stressing of the structural roof timbers.
- 3.1.4 Pointing to the concrete ridge tiles of the roof show signs of cracking and breaking up in isolated areas. Allowance should be made for raking out decayed pointing and renewing. Any loose and unstable ridge tiles should be taken off, cleaned and rebedded in a hard sand:cement mix prior to repointing.
- 3.1.5 Verge pointing to the front roof pitch near the eaves is breaking up and missing to the bottom section over the fascia board return. It is recommended that all of the pointing to the verge be tested and raked out and repointed as required. This is important not only to prevent any water ingress, but also to limit the potential for personal injury to any persons in the lane to the gable side.

3.2 Eaves

- 3.2.1 External roof level joinery to the front of the property consists of softwood timber fascia boards fixed to the exposed rafter ends. There are four decorative timber cornice brackets below the fascia board which would have supported the original cast iron guttering. These have been trimmed flush with fascia board. Generally the roof joinery to the front elevation is in satisfactory condition, although it was noted that there is evidence of slight timber softening to the small gable return section of fascia board, and this may require splice repairing prior to redecoration.
- 3.2.2 To the rear of the property there is a softwood timber fascia board fixed directly to the external face of the brickwork. This in poor decorative condition although from the ground there is no visible sign of any timber decay or rot.

3.3 Chimneys and Flashings

- 3.3.1 The property originally would have had a small solid brick chimney stack to the centre of the roof ridge over the gable elevation, however, this has previously been removed below the roof line, and the roof covering continued flush over this area during overhauling. A aluminium flue cowl has been installed to the top of the remaining stack which penetrates the front roof pitch near the centre to the gable edge. This is slightly out of level, although flashings around the opening are in reasonable condition and there are no signs of water ingress. We would recommend the cowl be tested and refixed securely and straight.
- 3.3.2 To the centre of the ridge line over the party wall adjoining number 15 there remains a small solid brick stack which is six brick courses tall. This stack belongs to number 15 and is generally in good condition. Lead flashings to the base of the stack are weathered but serviceable, with no signs of lifting, peeling or water ingress internally. The stack displays no signs of leaning or twisting.

3.4 Above Ground Drainage

- 3.4.1 Guttering to the front of the property consists of ogee section pvc guttering supported on pvc bracket clips fixed to the face of the fascia board. This falls from right to left and eventually discharges to a pvc rainwater pipe fixed to the front elevation of number 11 further down the row of terraces. There are no signs of leakage at the section joints and the falls appear satisfactory.
- 3.4.2 Rainwater goods to the rear of the property consist of half round black PVCu gutters connecting to a round PVC downpipe fixed to the rear elevation of number 13. The guttering is older than that to the front elevation and the black gloss painted finish is starting to peel and flake off, however, there are no visible signs of leakage and falls appear satisfactory.
- 3.4.3 To the left side of the rear elevation to the property was a black PVCu soil and vent pipe. This appeared to be in a serviceable condition and fixed securely to the brickwork and part render of the rear elevation. There were signs of very slight leakage around the branch joint sections from the bathroom at first floor level, and these should be resealed.
- 3.4.4 Waste discharge from the kitchen is via a ¾ inch plastic waste pipe draining into a surface gully beneath the kitchen window. This gully was completely obstructed with refuse at the time of inspection, and allowance should be made for its clearance and the provision of a protective cover.

3.5 Walls

- 3.5.1 Brickwork to the front elevation consists of a hard wire cut clay brick laid in stretcher bonding. The thickness of the wall is approximately 235mm thick which suggests the wall is of 'solid' construction, with a partially tied front leaf of brickwork. The mortar pointing to the front elevation has evidently been replaced within the past few years with a hard sand:cement mortar with a flush struck finish, which is in good condition. There are signs of historic settlement of the brickwork towards the bottom left of the front elevation, however there are no visible signs of any recent movement and this is considered longstanding.
- 3.5.2 The gable and rear elevations consist of 'solid' brickwork' construction laid in garden wall bonding (stretcher bonding with every sixth course tied in with a continuous course of headers). Pointing to these elevations is in reasonable condition only, and has been patch repointed over the years as part of general maintenance. To the gable elevation it was noted that there is approximately 2-3 m² in total of perished crumbling mortar at random points which requires raking out and repointing.
- 3.5.3 Brickwork to the rear elevation has been rendered over with a smooth sand cement render from ground up to first floor level. This has been patch repaired to a number of small areas around the rear door and shows hairline cracking from the top right of the kitchen window opening extending approximately 300mm upwards. Areas of loose addled render were detected around these areas. It was also noted that the aluminium bell-cast strip to the base of the rendering is set approximately 75mm above ground level which is too low and may be allowing moisture to bridge the DPC and rise up the external wall, contributing to the dampness problems internally discussed later in Section 4.3. Given the condition of the overall condition of the render it is thought more cost effective to hack off all the render and re-apply a new suitably mixed render to a prepared and keyed wall surface. Ensure the base of the render starts a minimum of 150mm above ground level and above the level of the DPC.

3.6 Damp Proof Course

- 3.6.1 There is no evidence of an original DPC to the property externally. To the front and gable elevation a remedial silicone injection DPC has been installed to the 5th and 6th brick courses above ground level and continued 1meter up the gable and party wall junctions as would be recommended. This appears to have been installed satisfactorily.
- 3.6.2 To the rear elevation there is no evidence of any DPC, however external rendering as previously described, extends down beyond the likely position of any DPC and it is recommended any DPC be assessed following removal of the render. If none exists then it is recommended that an injection silicone DPC like that to the front be installed.

3.7 Windows

- 3.7.1 Windows to the property are all of softwood timber framed double glazed units. These have all been installed at the time of the Local Authority grant refurbishment works and are now showing a number of defects including double glazed unit failure and wet rot timber decay to frames.
- 3.7.2 All of the windows show signs of condensation formation to the inside panes of glass within the sealed double glazed units, with all the front windows being the worst. This shows that the unit has failed and is no longer sealed and providing an effective thermal and sound barrier. All of these units should be replaced on this basis.
- 3.7.3 Timber window frames to the top outer casements of the front windows show wet rot decay and will require replacing. Timber cills, beading and bottom sections of outer frame to all other windows show signs of timber softening which are the initial signs of wet rot timber decay. Although these windows could be spliced repaired as part of regular maintenance over the next 3-5 years, it would be more cost effective to replace all the windows with new double glazed PVCu windows.

3.8 Doors

- 3.8.1 The front door and fan light above is of timber construction and appear to be in serviceable condition albeit the centre glazed panel of the door has been removed and temporarily covered over with a piece of sheet plywood. This is not very secure and should be properly in filled with a solid piece of MDF or similar.
- 3.8.2 The rear external door to the property is a solid core flush face timber door and softwood frame. The door is in reasonable condition, however the door has swelled slightly and is fairly difficult to open and close properly. This door should be eased and adjusted to ensure it closes and locks securely.

3.9 Decorations

- 3.9.1 Decorations externally were in a reasonable condition, however all windows and doors will require redecoration within the next six months, following remedial works described above, to preserve external timber elements.
- 3.9.2 The softwood timber fascia board and guttering to the rear of the property require immediate redecoration.

4. Internally

4.1 Roof space

- 4.1.1 The roof is of traditional purlin and jack rafter construction supported off the party wall and gable apex. It is evident the roof has been overhauled within recent years, and that the structure has been strengthened to take the additional load of the heavier replacement concrete tiles that have been fixed to the rear roof pitch. Additional purlins have been installed to the front and rear pitches at mid point, running parallel with the original purlins and overlapped with the ends of purlins projecting from the roof of adjoining number 15. The internal brickwork skin of the gable apex has also been rebuilt and additional lateral restraining straps have been drilled to the masonry and fixed to the end rafter to provide more lateral restraint to the roof structure.
- 4.1.2 A modern felt underling has been laid beneath the roof coverings, with timber counter battens to allow any penetrating water to be dispersed. Apart from penetrations for the roof ventilators to the centre, the underfelt is in good condition and free from defect.
- 4.1.3 Within the roof space, insulation has been provided to a good standard, however this is below current minimum standards, and the thermal efficiency of the property could further be improved by upgrading insulation levels within the roof void. Please refer to BS EN 823:1995 for a detailed specification.

4.2 Ceilings

- 4.2.1 Ceilings to the ground and first floor of the property are of Artex plaster finishes, presumed to have been skim applied over the original lath and plaster ceilings above.
- 4.2.2 Within the stairwell at first floor level it was noted that there is a crack to the centre of ceiling spanning the width of the stairwell which has previously been patch repaired by filling and redecorating over. This is the likely the result of deflection to the timber ceiling joist located directly above, and appears to be of some age and is therefore not considered significant.
- 4.2.3 Ceilings were found to be in generally serviceable condition throughout the property. However, areas of loose added plaster were found in several areas and widespread plaster repairs should be anticipated in the future following the removal of the Artex finishes.

4.3 Walls

- 4.3.1 Internal walls are mostly of solid masonry with plaster skim finishes. Most walls appear to have been replastered recently, however, this is to a poor standard with unevenness and trowel marks throughout.
- 4.3.2 High moisture level readings were taken from an isolated area to the lower level of the party wall within the kitchen, and to the external wall of the kitchen. It should be noted that the presence of fitted base units within the kitchen prevented readings from being taken to all areas. These moisture readings are indications of rising dampness. To the rear wall this may be due to bridging of the DPC via the external render and/or the failure of the DPC, as with that to that isolated area to the party wall. It is recommended that a remedial injection DPC be installed as required, and damp damaged plaster hacked off and replaced with a sand:cement renovating plaster.
- 4.3.3 Hairline cracking to plasterwork of the party wall within the lounge and rear kitchen was noted. This is the likely result of shrinkage during the gradual drying and hardening of the new plaster, and can easily be repaired by patch filling and rubbing down prior to redecoration.

4.4 Floors

- 4.4.1 Floors at first floor level are of suspended timber construction under carpet floor coverings. The timber boarded floor to the bathroom was uncovered at the time of inspection and it was noted that a large number of floor board are loose and uneven having been cut and lifted over the years for service installations, as with other first floor areas to a lesser extent. It was also noticed that the bathroom floor is uneven and falls away from the gale wall. It is recommended that all boards be refixed level and the floor to the bathroom be levelled out using external grade tongue and groove boarding.
- 4.4.2 Floors throughout the ground floor area are of solid construction, presumed to be a concrete slab supported directly off the ground. The floor shows signs of dampness (with high moisture readings taken where accessible) and is very uneven with indications of penetrating dampness as a cause (refer to photograph). It is possible that a damp proof membrane has not been provided in the construction of the floor. If this is the case then it will have to be grubbed up and replaced with a new floor incorporating a membrane. Insulation levels and performance of the floor may also be improved at the same time, possibly by constructing a solid 'floating floor' which incorporates a rigid insulation board. There are a number of variations in the specification for construction dependant on cost and performance, as detailed in BS EN 12431:1998.

4.5 Joinery

- 4.5.1 Joinery throughout the property at first floor level was in a poor condition. Internal doors are of poor quality hollow core plywood construction and have been impact damaged to the faces. The doors to the small front bedroom and over stair cupboard of the rear bedroom have been removed, and the rear bedroom door is binding on the door threshold carpet strip and can't be closed properly. These door should preferably be replaced.
- 4.5.2 The stairwell handrail is fixed to the wall using a large piece of softwood timber. This is loose and requires refixing securely.
- 4.5.3 Kitchen cabinets are in very poor aged condition with a limited range of base units only. The workbench is unsupported near the rear door. It is anticipated the new owner will wish to replace all kitchen fittings and units which have reached the end of their serviceable life.
- 4.5.4 Internal joinery throughout the ground floor area was in an average condition. It was noted that sections of softwood skirting boards to the hallway and rear external kitchen wall are loose and show signs of timber softening due to dampness rising from the floors. Allowance should be made for replacing these skirtings.

4.6 Sanitaryware

- 4.6.1 Bathroom fittings to the first floor bathroom consist of a basic three piece white bathroom suite with vitreous china pedestal washbasin and wc and an acrylic bath. The bath panels to the side and rear are missing. Generally the bathroom fittings are in serviceable condition. All taps were noted to work correctly and the wc cleared satisfactorily when flushed.

4.7 Stairs

- 4.7.1 Stairs to the property are of suspended timber construction and are in a serviceable condition.

4.8 Services

- 4.8.1 Externally to the right hand side of the property is a gas pipe which penetrates the front elevation and connects to a new modern and fully bonded gas meter located within the timber cupboard of the front lounge chimney alcove. This system appears satisfactory. Also within the lounge there is a wall mounted gas fire to the chimney breast. This is of some age and should be tested, along with all other gas appliances and connections within the property by a CORGI registered engineer.
- 4.8.2 There are trailing coaxial cables from the TV aerial mounted to the chimney stack of number 15 which loosely trail over the exterior of the rear roof pitch and down the rear elevation where it enters the building at first floor level,

and to the front the cable trails from the eaves round the front gable corner. These cables should preferably be rerouted internally through the loft space and enter the internal rooms through the ceilings either chased into the wall or down any available stud walling etc.

- 4.8.3 There was a MCB fuse board and 'key' operated consumer unit, which appeared to be a modern installation. Nonetheless, an electrical test should be undertaken by an NICEIC registered engineer or similar approved.
- 4.8.4 Within the front lounge there is the mains stop tap for water entering the property. The incoming pipe is of pvc construction, leading to copper plumbing thereafter. All appears to be satisfactory and adequately bonded.
- 4.8.5 The fireplace within the front lounge, which appears dated and of some age, was not in use or tested at the time of inspection and we recommend it be tested by a CORGI engineer.
- 4.8.6 The property currently does not have any central heating. There is a fairly new foam insulated hot water storage cylinder within the roof void and partial pipe installation to the upper floors. Radiators have been installed to various points within the building ready for connection, however a number of these are not located directly below window openings as would be advisable to optimise thermal efficiency in heating the building.

5. External Area

5.1 Paths & Paved areas

5.1.1 To the front of the property there is a small concrete paved enclosed garden which is in good condition and requires clearing of weeds only. To the rear there is a larger enclosed concrete paved yard. It was not possible to properly inspect the yard due to the presence of rubbish (refer to photograph).

5.2 Boundaries; fences, walls, gates etc

5.2.1 The front boundary walls consist of dwarf solid brick walls, with concrete coping stones and iron railings above. There is a single iron railing gate to the front garden entrance. All are in good serviceable condition.

5.2.2 The rear boundary walls consist of 2meter high solid brick walls. All are in good serviceable condition. The timber close boarded timber gate to the rear of the property is in poor condition, with split and warped timbers, and requires replacing.

5.3 Landscaping

5.3.1 There is no formal landscaping to the boundaries of the property.

6. Conclusions & Recommendations

6.1 Conclusions

6.1.1 The property has been recently part refurbished and the standard of finish is generally poor, particularly plasterwork, decorations etc. There are a number of repairs recommended as listed below, however those that are considered essential are namely the damp-proofing works to the floors and walls. The thermal efficiency of the building could be greatly improved by replacing the failed double glazed window units and replacing the existing defective solid ground floor with an insulated 'floating floor' as detailed in Section 4.4. Further improvement could be made by upgrading the insulation levels within the loft and repositioning all radiators to window positions. Due to the solid construction of the brickwork walls, cavity insulation would not be suitable.

6.2 Recommendations

6.2.1 Report Ref Recommendation

3.1.4 Pointing to the concrete ridge tiles of the roof show signs of cracking and breaking up in isolated areas. Allowance should be made for raking out decayed pointing and renewing. Any loose and unstable ridge tiles should be taken off, cleaned and rebbed in a hard sand:cement mix prior to repointing.

3.1.5 Verge pointing to the front roof pitch near the eaves is breaking up and missing to the bottom section over the fascia board return. It is recommended that all of the pointing to the verge be tested and raked out and repointed as required. This is important not only to prevent any water ingress, but also to limit the potential for personal injury to any persons in the lane to the gable side.

3.2.1 External roof level joinery to the front of the property consists of softwood timber fascia boards fixed to the exposed rafter ends. There are four decorative timber cornice brackets below the fascia board which would have supported the original cast iron guttering. These have been trimmed flush with fascia board. Generally the roof joinery to the front elevation is in satisfactory condition, although it was noted that there is evidence of slight timber softening to the small gable return section of fascia board, and this may require splice repairing prior to redecoration.

3.3.1 The property originally would have had a small solid brick chimney stack to the centre of the roof ridge over the gable elevation, however, this has previously been removed below the roof line, and the roof covering continued flush over this area during overhauling. A aluminium flue cowl has been installed to the top of the remaining stack which penetrates the front roof pitch near the centre to the gable edge. This is slightly out of level, although flashings around the opening are in reasonable condition and there are no signs of water ingress. We would recommend the cowl be tested and refixed securely and straight.

3.4.4 To the left side of the rear elevation to the property was a black PVCu soil and vent pipe. This appeared to be in a serviceable condition and fixed securely to the brickwork and part render of the rear elevation. There were signs of very slight leakage around the branch joint sections from the bathroom at first floor level, and these should be resealed.

3.4.5 Waste discharge from the kitchen is via a 3/4 inch plastic waste pipe draining into a surface gully beneath the kitchen window. This gully was completely obstructed with refuse at the time of inspection, and allowance should be made for its clearance and the provision of a protective cover.

3.5.2 The gable and rear elevations consist of 'solid' brickwork construction laid in garden wall bonding (stretcher bonding with every sixth course tied in with a continuous course of headers). Pointing to these elevations is in reasonable condition only, and has been patch repointed over the years as part of general maintenance. To the gable elevation it was noted that there is approximately 2-3 m² in total of perished crumbling mortar at random points which requires raking out and repointing.

- 3.5.3 Brickwork to the rear elevation has been rendered over with a smooth sand cement render from ground up to first floor level. This has been patch repaired to a number of small areas around the rear door and shows hairline cracking from the top right of the kitchen window opening extending approximately 300mm upwards. Areas of loose added render were detected around these areas. It was also noted that the aluminium bell-cast strip to the base of the rendering is set approximately 75mm above ground level which is too low and may be allowing moisture to bridge the DPC and rise up the external wall, contributing to the dampness problems internally discussed later in Section 4.3. Given the condition of the overall condition of the render it is thought more cost effective to hack off all the render and re-apply a new suitably mixed render to a prepared and keyed wall surface. Ensure the base of the render starts a minimum of 150mm above ground level and above the level of the DPC.
- 3.6.2 To the rear elevation there is no evidence of any DPC, however external rendering as previously described, extends down beyond the likely position of any DPC and it is recommended any DPC be assessed following removal of the render. If none exists then it is recommended that an injection silicone DPC like that to the front be installed.
- 3.7.2 All of the windows show signs of condensation formation to the inside panes of glass within the sealed double glazed units, with all the front windows being the worst. This shows that the unit has failed and is no longer sealed and providing an effective thermal and sound barrier. All of these units should be replaced on this basis.
- 3.7.3 Timber window frames to the top outer casements of the front windows show wet rot decay and will require replacing. Timber cills, beading and bottom sections of outer frame to all other windows show signs of timber softening which are the initial signs of wet rot timber decay. Although these windows could be spliced repaired as part of regular maintenance over the next 3-5 years, it would be more cost effective to replace all the windows with new double glazed PVCu windows.
- 3.8.1 The front door and fan light above is of timber construction and appear to be in serviceable condition albeit the centre glazed panel of the door has been removed and temporarily covered over with a piece of sheet plywood. This is not very secure and should be properly filled with a solid piece of MDF or similar.
- 3.8.2 The rear external door to the property is a solid core flush face timber door and softwood frame. The door is in reasonable condition, however the door has swelled slightly and is fairly difficult to open and close properly. This door should be eased and adjusted to ensure it closes and locks securely.
- 3.9.1 Decorations externally were in a reasonable condition, however all windows and doors will require redecoration within the next six months, following remedial works described above, to preserve external timber elements.
- 3.9.2 The softwood timber fascia board and guttering to the rear of the property require immediate redecoration.
- 4.1.3 Within the roof space, insulation has been provided to a good standard, however this is below current minimum standards, and the thermal efficiency of the property could further be improved by upgrading insulation levels within the roof void. Please refer to BS EN 823:1995 for a detailed specification.
- 4.2.3 Ceilings were found to be in generally serviceable condition throughout the property. However, areas of loose added plaster were found in several areas and widespread plaster repairs should be anticipated in the future following the removal of the Artex finishes.
- 4.3.2 High moisture level readings were taken from an isolated area to the lower level of the party wall within the kitchen, and to the external wall of the kitchen. It should be noted that the presence of fitted base units within the kitchen prevented readings from being taken to all areas. These moisture readings are indications of rising dampness. To the rear wall this may be due to bridging of the DPC via the external render and/or the failure of the DPC, as with that to that to isolated area to the party wall. It is recommended that a remedial injection DPC be installed as required, and damp damaged plaster hacked off and replaced with a sand:cement renovating plaster.

- 4.3.3 Hairline cracking to plasterwork of the party wall within the lounge and rear kitchen was noted. This is the likely result of shrinkage during the gradual drying and hardening of the new plaster, and can easily be repaired by patch filling and rubbing down prior to redecoration.
- 4.4.1 Floors at first floor level are of suspended timber construction under carpet floor coverings. The timber boarded floor to the bathroom was uncovered at the time of inspection and it was noted that a large number of floor board are loose and uneven having been cut and lifted over the years for service installations, as with other first floor areas to a lesser extent. It was also noticed that the bathroom floor is uneven and falls away from the gale wall. It is recommended that all boards be refixed level and the floor to the bathroom be levelled out using external grade tongue and groove boarding.
- 4.4.2 Floors throughout the ground floor area are of solid construction, presumed to be a concrete slab supported directly off the ground. The floor shows signs of dampness (with high moisture readings taken where accessible) and is very uneven with indications of penetrating dampness as a cause (refer to photograph). It is possible that a damp proof membrane has not been provided in the construction of the floor. If this is the case then it will have to be grubbed up and replaced with a new floor incorporating a membrane. Insulation levels and performance of the floor may also be improved at the same time, possibly by constructing a solid 'floating floor' which incorporates a rigid insulation board. There are a number of variations in the specification for construction dependant on cost and performance, as detailed in BS EN 12431:1998.
- 4.5.1 Joinery throughout the property at first floor level was in a poor condition. Internal doors are of poor quality hollow core plywood construction and have been impact damaged to the faces. The doors to the small front bedroom and over stair cupboard of the rear bedroom have been removed, and the rear bedroom door is binding on the door threshold carpet strip and can't be closed properly. These door should preferably be replaced.
- 4.5.2 The stairwell handrail is fixed to the wall using a large piece of softwood timber. This is loose and requires refixing securely.
- 4.5.3 Kitchen cabinets are in very poor aged condition with a limited range of base units only. The workbench is unsupported near the rear door. It is anticipated the new owner will wish to replace all kitchen fittings and units which have reached the end of their serviceable life.
- 4.5.4 Internal joinery throughout the ground floor area was in an average condition. It was noted that sections of softwood skirting boards to the hallway and rear external kitchen wall are loose and show signs of timber softening due to dampness rising from the floors. Allowance should be made for replacing these skirtings.
- 4.8.1 Externally to the right hand side of the property is a gas pipe which penetrates the front elevation and connects to a new modern and fully bonded gas meter located within the timber cupboard of the front lounge chimney alcove. This system appears satisfactory. Also within the lounge there is a wall mounted gas fire to the chimney breast. This is of some age and should be tested, along with all other gas appliances and connections within the property by a CORGI registered engineer.
- 4.8.2 There are trailing coaxial cables from the TV aerial mounted to the chimney stack of number 15 which loosely trail over the exterior of the rear roof pitch and down the rear elevation where it enters the building at first floor level, and to the front the cable trails from the eaves round the front gable corner. These cables should preferably be rerouted internally through the loft space and enter the internal rooms through the ceilings either chased into the wall or down any available stud walling etc.
- 4.8.3 There was a MCB fuse board and 'key' operated consumer unit, which appeared to be a modern installation. Nonetheless, an electrical test should be undertaken by an NICEIC registered engineer or similar approved.
- 4.8.5 The fireplace within the front lounge, which appears dated and of some age, was not in use or tested at the time of inspection and we recommend it be tested by a CORGI engineer.

- 4.8.6 The property currently does not have any central heating. There is a fairly new foam insulated hot water storage cylinder within the roof void and partial pipe installation to the upper floors. Radiators have been installed to various points within the building ready for connection, however a number of these are not located directly below window openings as would be advisable to optimise thermal efficiency in heating the building.
- 5.2.2 The rear boundary walls consist of 2meter high solid brick walls. All are in good serviceable condition. The timber close boarded timber gate to the rear of the property is in poor condition, with split and warped timbers, and requires replacing.
- 6.2.2 The budget cost associated with undertaking the above works is estimated at approximately £14,000.00 inclusive of VAT. No allowance is made for professional fees associated with the works being undertaken or items identified by further investigation or testing.

Appendix A - Photographs

Appendix B - Scope & Limitations

We would confirm that the report is subject to our normal limitations as required by our Professional Indemnity Insurers, as follows:

- B1 We were not able to inspect woodwork or other parts of the structure which were covered, unexposed or inaccessible and are therefore unable to report that such parts remain free from defect. No opening up works were undertaken.
- B2 During the survey access was not available to the roof externally. Accordingly examination of the element was limited.
- B3 We were not able to inspect flues, ducts, floor voids or any similarly enclosed area, access to which was not readily available at the time of our inspection. We are therefore unable to report that such areas remain free from defect.
- B4 No specific inspection or specialist testing was undertaken to establish whether high alumina cement, calcium chloride, woodwool slab formwork, asbestos or other deleterious materials were present within the construction and we would advise that a suitable undertaking is obtained from the Vendor in this respect.
- B5 We have not carried out or commissioned specialist inspections for tests of electrical, mechanical, water, drainage, telecommunications or other services and are unable to report that such parts remain free from defect.
- B6 We have not made any formal enquiries in respect of existing user rights, proposed use, town planning and road widening, legal interests, fire certificates, prescriptive rights, easements, wayleaves or statutory/consents, but we would advise that your solicitor makes such enquiries.
- B7 Glazing to windows and doors throughout the building was not inspected for compliance with Regulation 14 of 'The Work Place' (Health and Safety and Welfare) Regulations 1992. This regulation requires all glazing below 800mm to general areas and 1500mm to doors and side screens to be safety glass, in all places of work. A separate inspection by an approved Specialist should therefore be arranged to ensure compliance with this new legislation which came into force on 1st January 1996.
- B8 We have not made any enquiries in the environmental aspects of the site with regard to possible contamination with adjoining sites and liability under the Environmental Protection Act. If such contamination exists then this affects your liability in respect of the building.

The report is private and confidential for the Company or person named in the report. Whilst it may be shown to their professional advisors and clients, the contents are not to be disclosed or made use of, by any third party without express written consent. Without such consent we cannot accept responsibility to any third party.