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PRIVATE & CONFIDENTIAL

BUILDING SURVEY REPORT

PROPERTY

HOUNSLOW AREA

CLIENT

Date of Inspection: July 2018

Weather:

Ref:

BUILDING SURVEY CONTENTS

- | | | | |
|--------------|--|--------------|---|
| 1.00 | OVERALL ASSESSMENT AND SUMMARY | 23.00 | INTERNAL DECORATIONS |
| 2.00 | THE PROPERTY | 24.00 | SANITARY WARE |
| 3.00 | SCOPE OF INSPECTION | 25.00 | BUILDING SERVICES |
| 4.00 | ROOF COVERINGS AND FLASHINGS | 26.00 | FIRE PROTECTION AND MEANS OF ESCAPE |
| 5.00 | ROOF SPACES | 27.00 | SECURITY |
| 6.00 | CHIMNEYSTACKS | 28.00 | NOISE SEPARATION |
| 7.00 | PARAPET WALLS | 29.00 | THERMAL INSULATION AND ENERGY EFFICIENCY |
| 8.00 | FASCIAS, SOFFITS AND BARGEBOARDS | 30.00 | GROUND AND BOUNDARIES |
| 9.00 | RAINWATER GOODS | 31.00 | HAZARDOUS MATERIALS |
| 10.00 | EXTERNAL SOIL WASTE AND VENTILATION PIPES | 32.00 | SAFETY & RISKS |
| 11.00 | EXTERNAL WALLS | 33.00 | LEGAL MATTERS |
| 12.00 | DAMP PROOF COURSE | 34.00 | SURVEYOR'S DECLARATION |
| 13.00 | WINDOWS | | |
| 14.00 | EXTERNAL DOORS | | |
| 15.00 | EXTERNAL DECORATIONS | | |
| 16.00 | INTERNAL WALLS AND PARTITIONS | | |
| 17.00 | FIREPLACES, FLUES AND CHIMNEY BREASTS | | |
| 18.00 | FLOORS | | |
| 19.00 | DAMPNESS | | |
| 20.00 | WOOD BORING BEETLE AND ROT | | |
| 21.00 | INTERNAL FINISHES | | |
| 22.00 | INTERNAL JOINERY | | |

1.00 OVERALL ASSESSMENT AND SUMMARY

- 1.01 The property has suffered from extensive structural movement resulting in bowing of the right hand wall and general distortion of the partitions and floors. The present owner tells us that repairs have been carried out including installation of ties to connect the flank wall to the floor. Confirmation of the work carried out should be obtained including any designs and guarantees for the work. These should be kept in a safe place, as they will be needed when you come to sell the house in the future.
- 1.02 Such movement is not unusual although the degree of bowing on the wall is more than one would usually encounter. The cause of the problem is inadequate lateral restraint of the flank wall as it was not originally securely connected to the floors. Leaking drains can contribute to this problem and a drainage test should have been carried out. If there is no record of this then we recommend that a test is undertaken.
- 1.03 Repairs are needed to the front bay where there has been historic movement.
- 1.04 The property has had extensive alterations and extensions work undertaken and the overall standard is satisfactory. As with any property of this age there are a number of areas where some improvements and maintenance will be needed.
- 1.05 The main points arising from our inspection are summarised below:

Urgent Repairs

- 1.06 No matters were identified as requiring urgent repair.

Further Investigation

- 1.07 The present owners should be asked to confirm if the chimney above the loft extension has been removed and, if not, how the chimney and chimney breasts are supported. (See paragraphs 6.05, 16.07, 17.01, 17.04, 32.01)
- 1.08 The present owners should be asked to provide details of strengthening of the right hand flank wall. (11.14)
- 1.09 The drains should be tested unless there is a recent test confirming they are watertight or details of drain repairs having been undertaken. (11.20, 16.07, 25.08, 30.13, 32.01, 32.02)
- 1.10 Test water to establish if the water main is of lead and replace if necessary. (25.03)
- 1.11 Your solicitor should be asked to advise on party wall issues in particular arising from the construction of the new extension next door.

Necessary Repairs

- 1.12 Repair fascia, gutter and downpipe on front bay. (8.01, 9.02, 20.06, 20.07)
- 1.13 Stabilise brickwork and arches at the top of the front bay. (11.06-11.08)

Improvements

- 1.14 Provide mastic sealant at the junction of the lead flashings and render. (4.03, 7.02, 19.01)
- 1.15 Install new airbricks to improve ventilation below the ground floor. (11.11, 11.15, 18.07)
- 1.16 Upgrade glass in main entrance door. (14.01, 32.03)
- 1.17 Replace locks on entrance door. (14.02, 27.01, 27.04)
- 1.18 Alternatively the entrance door could be replaced. (14.03)
- 1.19 Ventilate disused flue. (17.02)
- 1.20 Replace fans in bathroom and shower room. (19.02, 19.03, 23.02)
- 1.21 Provide keys next to the windows so they can be opened in the event of an emergency. (26.03, 27.02)

Maintenance

- 1.22 The roof above the bay has a limited life and requires repair. (4.08-4.10)
- 1.23 The lead flashing at the rear will require repair. (4.16)
- 1.24 Replace uneven render on rear parapet wall. (6.03, 7.03)
- 1.25 Clean gutters and check joints for leaks. (9.01)
- 1.26 Redecorate externally. (13.03, 15.01)
- 1.27 Test fireplace before use. (17.03)
- 1.28 Fill open joints at junctions of covings with walls and ceilings. (21.02)
- 1.29 Test and service boiler and gas installation. (25.05, 25.06)
- 1.30 Test electrical installation. (25.07, 26.04)
- 1.31 Sundry repairs are required in the front and rear gardens. (Section 30, 32.03)

2.00 THE PROPERTY

2.01 Tenure

We understand that the tenure is Freehold.

Your attention is drawn to the assumptions contained in the Scope of Service at the end of this report.

2.02 Description

Two storey semi-detached house with two storey back addition with two storey and single storey extension. There is also a loft extension.

2.03 Accommodation

Ground Floor: Entrance hall, reception room, dining room, kitchen, cloakroom with WC and washbasin.

First Floor: 2 bedrooms, bathroom with bath, washbasin and WC.

Second Floor: Bedroom, shower room with shower cabinet, washbasin and WC.

2.04 Outbuildings and Parking

There are no significant outbuildings although there is a shed at the end of the garden. There is no off street parking. On street parking is restricted and often congested.

2.05 Approximate Age

We estimate the property was constructed around 1900. We understand that the kitchen and interior were altered and the rear extension constructed in 2012 and that the loft conversion carried out in 2015.

2.06 Orientation

The front of the property faces approximately south.

2.07 Location and Facilities

The property is located in an established residential area in a road containing properties of a similar age and style.

Local shopping facilities are available within half a mile and the centre of Richmond is approximately two miles from the property.

2.08 Local Environment

The property is directly under the flight path to the southern runway at Heathrow and there is noise from aircraft. There is also a certain amount of traffic noise which one would expect in this area. There is a Sewage Treatment Plant within a mile of the property and this can be smelt on occasions.

There is currently building work being carried out next door and there is a timber hoarding set in the garden. It should be established if there is a Party Wall Award for this work.

2.09 Roads and Footpaths

The road is finished with tarmac and is maintained by the Local Authority.

3.00 SCOPE OF INSPECTION

3.01 Your attention is drawn to the extent of the inspection described in the Scope of Service at the end of this report.

3.02 All directions are given as if facing the property from the road.

3.03 Externally the property was inspected from ground level to the front, right hand side and rear.

3.04 No long ladders were used, but access was available into the front roof space from the second floor bedroom. We were unable to inspect the flat roof above the roof extension.

3.05 The property was furnished and the owner was present during part of the inspection.

3.06 Fitted floor coverings including timber boarding, tiling and carpet are laid throughout and these could not be lifted without causing damage. The interiors of cupboards have been inspected, although the cupboards themselves have not been completely emptied.

3.07 We have not moved heavy furniture, fixed units or appliances. We have not excavated trial holes or opened up any portion of the property by removing plaster, boarding, lining, panelling or bath panels. We have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible. We are therefore unable to report that any such part of the property is free from rot, beetle, fungal growth or other structural or non-structural defects. For the purpose of this report we have assumed that there is no contamination from or within the ground.

3.08 Our report is mainly concerned with matters that significantly affect the condition of the building. We have not prepared a schedule listing defects room by room or specifically mentioned every minor blemish, but have written our report in general terms.

3.09 This report is private and confidential and is prepared for your own use. It may be shown to other professional advisers acting on your behalf in connection with the purchase of the property. Its contents may not be disclosed to, nor made use of by, any other third party without our express consent in writing.

4.00 ROOF COVERINGS AND FLASHINGS

4.01 The front roof slope is covered with artificial slate held in place with copper rivets and appears to have been recently installed. The roof covering is generally even although one or two slates have lifted slightly adjacent to the roof lights, but this is not causing any particular problems.

4.02 At the right hand side adjacent to the verge it would have been better if slate and a halves had been used rather than cut slates, but this does not seem to be causing any particular problems at present. There is a risk of the smaller slates lifting.

- 4.03 The lead flashing at the junction of the roof with the chimney and party parapet wall has been cut into a chase in the render. Again this is not ideal and a flexible sealant should be provided at the junction of the lead and render to reduce the risk of water penetration.
- 4.04 The ridge tiles are of clay and are in satisfactory order.
- 4.05 At the eaves above the gutter there are three layers of slate which is as it should be.
- 4.06 The verge at the right hand side of the roof overhangs the wall by around 30mm. This is generally adequate although 40mm would have been preferable, but this would have been more difficult to achieve with the slate sizes.
- 4.07 There are two Velux roof lights set in the front roof slope and these are in satisfactory order.
- 4.08 The roof above the front bay is covered with natural slate which appears to be original. There is some general staining and surface deterioration although the slates themselves are in reasonable order. However some maintenance will be required and it is likely that the slates will slip over the next few years and within five to ten years the roof covering will need to be renewed.
- 4.09 The hips are finished with timber rolls. It would be better if these were protected with lead.
- 4.10 At the junction of the slates with the timber rolls and with the front wall of the building mortar fillets are installed. These are cracking and deteriorating particularly adjacent to the timber rolls and should be replaced with lead.
- 4.11 The roof above the single storey extension at the rear is covered with natural slate with a lead flashing at the junction of the roof and walls.
- 4.12 The lead flashing has been installed in too long a length at the top of the roof and as a result is starting to buckle. Fortunately this area is shaded from the main heat of the day, but the lead will expand and contract and it could crack where it has buckled. Although it would be better if the lengths of lead were shorter, it is probably not worth doing anything at present.
- 4.13 The verge is finished with mortar and metal beading and is in satisfactory condition.
- 4.14 The roof above the two storey back addition and extension is covered with artificial slate with two Velux roof lights set in the slate. The slates are in satisfactory condition with copper rivets holding them in place.
- 4.15 As with the main roof, a larger slate could have been used at the verge at the rear but this is not causing any particular issues at present.
- 4.16 The flashing at the top of the roof is installed into the parapet wall. The lengths of lead used are too long and as a result are buckling and will probably split prematurely. These sections will then need to be repaired although immediate work is not required.
- 4.17 There is also a small pitched roof below the rear second floor windows and also at the sides of the dormer. Again this is covered with artificial slate and no significant defects were observed.

4.18 The lead flashings and valleys are in satisfactory order.

5.00 ROOF SPACES

5.01 Access was available into the roof space at the front of the second floor. There is also a secondary eaves storage at the base of the roof.

5.02 The storage areas are full of the present owners' belongings which severely restricted our inspection.

5.03 The underside of the rafters is boarded and we cannot comment on the construction nor can we confirm that the roofs are insulated although insulation should have been provided to meet regulations in place at the time of construction of the loft extension.

6.00 CHIMNEYSTACKS

6.01 The chimneystack at the front of the property is rendered. The front flue is finished with a gas flue terminal which is believed to be of asbestos cement. The rear flue has a clay pot around which the remains of a metal cowl has been left. There is no need for the metal cowl and this can be removed. A ventilated cowl should be fitted on top of the clay pot.

6.02 The render appears to be in reasonable condition although is likely to conceal weathered red brickwork. No particular repairs are needed at present.

6.03 The chimneystack above the back addition has been removed and the parapet wall inexpertly repaired. The render in this area is uneven and is cracking. We recommend that the render is removed and renewed and that a pre-cast concrete coping is fitted on top of the wall.

6.04 We were unable to establish if there is a chimney above the rear of the main property where the loft extension has been built.

6.05 The dry-lining on the left hand wall of the second floor bedroom is approximately 250mm to the right of the wall in the landing area and it is therefore likely that the chimneybreast has been retained and is concealed by the dry-lining. The chimney is likely to need repair in the future.

7.00 PARAPET WALLS

7.01 The party parapet wall at the front of the property is rendered and painted and is in generally good condition. There is some minor surface weathering.

7.02 As previously reported the flashings are cut into a chase in the walls made with an angle grinder and a flexible mastic does not appear to have been applied above the lead. It would be better if the lead had been cut into the brickwork but there are no obvious problems at present. We consider that a suitable sealant should be applied above the lead.

7.03 The chimneystack above the back addition has been removed and the parapet wall inexpertly repaired. The render in this area is uneven and is cracking. We recommend that the render is removed and renewed and that a pre-cast concrete coping is fitted on top of the wall.

7.04 At the left hand side of the loft extension the original party parapet wall is partly enclosed by the loft extension and where exposed a lead flashing has been laid over it. Although not ideal, this is not causing any particular problems at present. We were unable to see the whole of the length of the leadwork and we suspect that it might be laid in too long a length again and be vulnerable to splitting.

7.05 A new parapet wall approximately half brick thick has been constructed at the rear of the two story extension. This is in satisfactory order.

8.00 FASCIAS, SOFFITS AND BARGEBOARDS

8.01 These are of timber and are in generally satisfactory condition. However at the right hand side of the bay the fascia board has deteriorated allowing the gutter to fall away. The fascia in this area will need to be replaced.

8.02 The fascias on the loft extension are UPVC and are in satisfactory condition.

9.00 RAINWATER GOODS

9.01 The gutter taking water from the main roof at the front of the property is of plastic. The installation is not first class and the gutter dips slightly around the joints. The gutter should be cleared annually and the joints checked to ensure that they are not leaking.

9.02 The gutter around the bay is the original cast iron gutter running into a cast iron downpipe. The right hand gutter has fallen away, the joints elsewhere are leaking and the top of the rainwater downpipe is broken. We recommend that the cast iron sections of gutters and downpipes are replaced.

9.03 The downpipe taking water from the bay discharges into a gutter set just above ground level. This runs towards the front boundary wall. Ideally it should go to underground drainage, but there is very little water that actually comes off the bay roof so this is unlikely to cause any particular problems. There will however be some water ponding.

9.04 The gutters and downpipes at the rear are of plastic and are in satisfactory condition.

10.00 EXTERNAL SOIL, WASTE AND VENTILATION PIPEWORK

10.01 The wastepipes are run internally.

11.00 EXTERNAL WALLS

11.01 The front wall of the property is constructed of solid brickwork approximately 230mm thick with red brick arches and detailing at corners. The columns around the windows have been rendered possibly above red brickwork which has weathered in the past.

11.02 The front wall shows signs of movement downwards towards the right hand side. The first floor windowsill also dips above the front bay.

- 11.03 This is likely to be as a result of deflection of the timber beam supporting the brickwork and it is possible that this has been affected by dampness in the past. However we feel that this is more likely to be an historic issue and there is no evidence of any ongoing movement in this area.
- 11.04 Some re-pointing has been carried out on the front elevation which could conceal historic cracks and movement and one or two old cracked bricks were observed above and to the sides of the bay.
- 11.05 The pointing has cracked in places above the sides of the bay and there are loose areas where the original pointing has not been raked out to a sufficient depth. A certain amount of patch re-pointing will be needed.
- 11.06 The front bay itself has moved and the tops of the front columns have pulled away from the house. As a result the arches have all dropped above the windows and there are a number of cracks in the arches and in the course of bricks above.
- 11.07 We feel that this is an ongoing problem and the brickwork needs to be strengthened in order to address this and to prevent further movement.
- 11.08 The repair should take the form of helically twisted stainless steel bars bedded in epoxy resin cut into the mortar joints and drilled into the brick arches and stone/rendered columns.
- 11.09 The windowsill and brickwork at the base of the bay are in satisfactory condition and we feel that the problem is isolated at the top of the bay.
- 11.10 At the base of the front wall there is a rendered plinth which is in satisfactory condition.
- 11.11 This contains airbricks at each side of the front bay. We suggest that a further airbrick is fitted in the front facing wall of the bay to help improve ventilation below the ground floor.
- 11.12 The right hand wall of the property is of solid brick construction, again approximately 230mm thick.
- 11.13 The wall has bowed significant as the result of inadequate lateral restraint possibly allied to defects in the drainage. The wall has moved outwards by around 50mm or more at first floor level.
- 11.14 The top section of the wall appears to have been rebuilt and we understand that strengthening has been carried out to help prevent further movement. Confirmation of this should be sought from the present owners.
- 11.15 There is again a rendered plinth at the base of the wall and we recommend that extra airbricks are installed to improve ventilation below the ground floor.
- 11.16 Above the entrance door there is a brick arch which is in satisfactory condition and unusually there is no evidence of any significant movement or cracking between the door and window above.

- 11.17 The walls of the rear dormer are of timber framed construction clad with artificial slate. The condition appears satisfactory.
- 11.18 It is likely that repairs have been carried out between the dining room and centre bedroom windows and the brickwork in this area appears to have been rebuilt and the arch above the ground floor window has certainly been rebuilt. The work will have been necessary to repair cracks which will have occurred as a result of movement of the right hand flank wall of the building.
- 11.19 Other areas of the wall have been re-pointed and this will help conceal cracking through the mortar joints.
- 11.20 There is no evidence of any ongoing movement but nevertheless we recommend that drains are tested and that the side wall of the property is stabilised if this work has not already been done.
- 11.21 The side wall of the original back addition has been repaired and altered and an original doorway filled in and widened around the front most kitchen window.
- 11.22 An extension incorporating part of the original construction has been built at the rear of the original two storey section of the building. The new brickwork is all in satisfactory condition.
- 11.23 Where the arches have been replaced above the sash windows in the kitchen area steel lintels are provided and no particular defects were observed.
- 11.24 There is some minor bowing of the right hand wall of the back addition. This is not excessive and no particular repairs are needed.

12.00 DAMP PROOF COURSE

- 12.01 The original damp proof course in the property would have been of slate and is concealed by the rendered plinth.
- 12.02 A chemical damp proof course has been injected into the brickwork. These rarely work but if there is a guarantee then this is still valid and this should be assigned to you on purchase.
- 12.03 Chemical damp proof courses normally rely on the provision of a water-resistant render on the internal face of the walls to prevent damp passing through.
- 12.04 A damp proof course also been injected at the side and rear of the property. Provided that the holes have not been drilled through the original slate this is unlikely to have caused too much harm.
- 12.05 The ground level at the rear is higher than it should be relative to the damp proof course and ideally the ground level adjacent to the house should be lowered by around 100mm.
- 12.06 We tested the accessible internal plastered surfaces of the external walls and internal partitions with a moisture meter. Slightly raised levels of moisture were found in the front wall of the building but these are not excessive and no remedial treatment is thought to be necessary.

- 12.07 Slightly raised levels of moisture were also found at the rear of the property but again no abnormally high levels of damp were present.
- 12.08 The kitchen walls could not be inspected due to the presence of kitchen units.
- 12.09 The damp proof course appears to be functioning satisfactorily and the installation of the injected damp proof course does not seem to have caused any harm. Similarly the high ground levels are not causing any internal dampness at present.

13.00 WINDOWS

- 13.01 The windows at the front of the house are single glazed timber double hung sash windows. The lower sashes in the ground floor windows have had obscured film applied inside.
- 13.02 These are believed to have been renewed and are in generally satisfactory condition.
- 13.03 The paint is peeling in places and some filling and making good will be needed when the property is redecorated.
- 13.04 It is important that the joints between the timber sub sills of the windows and the stone sills are kept in good watertight condition to prevent water penetration which will lead to concealed rot.
- 13.05 The window in the right hand elevation is a double glazed UPVC window which is in satisfactory order and contains a ventilation slot.
- 13.06 The end caps on the sills are missing.
- 13.07 The windows in the kitchen are double glazed UPVC double hung sashes at the side and double glazed fixed pane with an opening light above in the dining area. These are all in satisfactory order.
- 13.08 The windows at the rear of the first and second floors are double glazed double hung sash windows and are in satisfactory condition.
- 13.09 Sealed double glazing units tend to fail after 10 years or so. When this happens condensation forms between the panes of glass and it is then necessary to replace the double glazing units although the window frames themselves can usually be retained. There was no evidence of failure at the time of inspection.
- 13.10 The UPVC sills are becoming stained in places particularly at the rear of the second floor.
- 13.11 The roof lights in the back addition roof slope and front slope are in satisfactory condition. Because of their configuration the Velux windows will be difficult to clean.

14.00 EXTERNAL DOORS

- 14.01 The main entrance door at the right hand side of the house is of timber with a single pane of glass. The glass should be replaced with toughened or laminated glass or alternatively a safety film fitted to reduce the risk of injury if the glass breaks.

- 14.02 The door is fitted with an old night latch which should be replaced. There is also a five-lever deadlock although there is a large gap between the deadlock and the keep. We recommend that a new keep is installed.
- 14.03 There is an excessive gap around the door which has been inexpertly filled with foam strip. The only way to make sure that the door is draught proof is to fit a new door and possibly frame.
- 14.04 The glass light above the door is single glazed and is in satisfactory condition.
- 14.05 The doors leading into the rear garden are double glazed aluminium framed bi-fold doors which are in good order.

15.00 EXTERNAL DECORATIONS

- 15.01 These are deteriorating and redecoration should be carried out within the next 12 months.

16.00 INTERNAL WALLS AND PARTITIONS

- 16.01 Within the second floor the partitions are of timber studwork construction dry-lined with plasterboard. The external walls of the dormer extension are similarly dry-lined.
- 16.02 There is some minor shrinkage cracking at joints but no significant problems are suspected.
- 16.03 Within the first floor the rear partition layout has been altered to provide the rear bedroom and central bathroom.
- 16.04 The partitions in the centre of the building are of timber framed construction and are in satisfactory condition.
- 16.05 A beam appears to have been installed at the junction of the main house with the back addition and there was no evidence of any structural movement above this.
- 16.06 The original solid partitions remain at the front and rear of the staircase. There is hairline cracking above the door into the front bedroom and noticeable distortion of the right hand wall of the building. In addition, there is cracking at the junction of the coving and ceiling along the right hand wall.
- 16.07 Although the cracking is minor the property has been refurbished relatively recently and the cracks could be as a result of shrinkage and settlement following the construction of the loft extension. There are a number of fine vertical cracks in the right hand wall as well as other small areas of movement which are indicators of an ongoing problem. Consequently we recommend that the drains be tested and that the wall is strengthened if such work has not already been done.
- 16.08 There is evidence of general distortion of the walls and partitions within the first floor. The picture rail may have also been installed a little inexpertly which exacerbates undulations in the wall.

- 16.09 There are small cracks at the front of the front bedroom towards the top of the front wall and party wall. Although these in themselves are not serious and are probably as a result of the structure of the building taking up the load from the loft extension, they could also be indicative of minor downward movement of the right hand side of the building being transferred across the face of the building. The cracks can be filled and decorated.
- 16.10 The partition between the first floor landing and the bathroom is partly finished with glass blocks. These are in satisfactory condition.
- 16.11 There is some minor plaster shrinkage cracking in the rear first floor bedroom. There is also a vertical crack in this room on the left hand party wall roughly at the junction of the main house with the back addition.
- 16.12 The crack is not untypical of a building of this age and construction and the load paths of the structure tend to change roughly at this point in a building. The cracks can be stabilised by installed helically twisted steel bars into the party wall but we do not feel that this is needed at present. The cracks can be filled in conjunction with redecoration.
- 16.13 The ground floor layout has also been altered with partitions at the rear being removed. There is again a beam above the opening between the dining and kitchen areas. This appears adequate and there are no significant defects. There is a small vertical crack at the left hand side on the party wall at the junction of the back addition with the main house. As previously reported, this is not untypical in a property of this age and no significant repairs are needed. If the crack keeps reappearing and you would like to deal with it permanently then helically twisted stainless steel bars could be installed. Alternatively the wall could be papered to conceal the cracks.
- 16.14 The partitions at front and rear of the staircase are believed to be original and are of solid construction. There was evidence of distortion at the junction of these partitions with the right hand wall consistent with the movement previously observed and reported. There is a significant change in the size of the gap between the wall and the architrave leading into the dining area and the doorframe leading into the front living room is noticeably distorted.

17.00 FIREPLACES, FLUES AND CHIMNEYBREASTS

- 17.01 The chimneybreast at the rear of the ground and first floor has been removed. We were unable to establish if this and the chimney have been removed towards the top of the building at the rear. This should be confirmed by the present owners. If the chimney and chimneybreast are still remaining at second floor level then details of support of the remaining chimneybreast should be provided by the present owners.
- 17.02 The fireplace in the front bedroom has been removed although the chimneybreast remains. The remaining flue is not vented and it would be better if ventilation were to be provided by way of an airbrick to ventilate the disused flue.
- 17.03 The fireplace in the front living room contains a cast iron fireplace. This is quite small and it has probably been re-purposed from a bedroom. It is smaller than a living room fireplace would normally be. If the fireplace is going to be used then the flue should be swept. It is possible that the flue is lined and there is a cowl fitted on the top. The flue should be tested before the fire is used and it might be necessary to replace the cowl at the top.

17.04 A fireplace and chimneybreast in the dining room have been removed from the left hand wall. Confirmation should be sought that there is a support within the house.

17.05 The fireplaces and chimneybreast in the kitchen area and first floor bedroom have been removed and the chimney removed externally. There is no requirement for any new support.

18.00 FLOORS

18.01 The second floor is of suspended timber construction and is firm to the tread and no significant defects are suspected.

18.02 The first floor is of suspended timber construction and is generally firm to the tread.

18.03 The floor in the front bedroom has deflected towards the centre although this is not excessive.

18.04 The floor in the first floor landing slopes downwards towards the right hand side again indicating downward and outward movement of the right hand external wall.

18.05 A section of timber floor is exposed in the rear bedroom. The timber boards are in satisfactory condition. There is evidence of occasional very minor wood boring beetle attack. This does not appear to be ongoing.

18.06 The floor in the rear bedroom slopes downwards towards the rear and right hand side.

18.07 The floor in the front living room and the dining area is believed to be of suspended timber construction. We feel that extra airbricks should be provided to improve ventilation below the ground floor. However, there is no evidence of any movement or deficiency in the ground floor and this work is not considered critical.

18.08 The ground floor in the kitchen area is of solid construction with a tile finish. This is level and firm to the tread.

19.00 DAMPNES

19.01 There was no evidence of penetrating dampness adjacent to the party parapet wall. However, it has been very hot and dry for the past two months or so and any moisture that might have been retained in the brickwork will have dried out. It is possible that in periods of wet weather water could penetrate through the parapet causing damp staining at the top of the party wall on the second floor landing.

19.02 The extractor fans in the bathroom, shower room and cloakroom are extremely weak and we recommend that more powerful and efficient fans be installed.

19.03 In the bathroom and shower room these should be controlled by humidity sensors to help reduce the risk of condensation.

20.00 WOOD BORING BEETLE AND ROT

20.01 Our search for wood boring beetle was severely restricted by fitted carpets, boarding below rafters and inaccessibility of floor and roof voids.

- 20.02 In a property of this age there will inevitably be some wood boring beetle attack to the older timbers, particularly floor timbers, although as buildings have been modernised and central heating fitted the timber tends to become drier and as a result is less vulnerable to wood boring beetle attack.
- 20.03 In our experience attack by common furniture beetle (woodworm) in isolation (such as is visible in the rear bedroom) is unlikely to cause major structural defects that would be expensive to repair.
- 20.04 If any treatment has been carried out your legal adviser should establish if guarantees are valid and if so these should be assigned to you upon purchase.
- 20.05 We did not find any dry rot in the property. In a building of this age there is a high proportion of timber built into the external walls such as wall plates, lintels and joist ends. Wherever water has penetrated the structure there is a possibility of concealed rot. This appears as cubing and cracking on skirtings and internal joinery and can spread quickly if fungal decay is present. It is therefore important to prevent damp penetration into the building and to remedy defects as soon as they are found.
- 20.06 The defective gutter at the front of the property should be repaired.
- 20.07 There is evidence of wet rot and general deterioration of the timber fascia around the bay which should be replaced.

21.00 INTERNAL FINISHES

21.01 Ceilings:

Within the second floor these are of plasterboard and are in satisfactory condition.

The first floor ceilings are also believed to be of plasterboard and are in satisfactory condition. There are a number of minor cracks around the perimeter probably due to the coving being inadequately and inexpertly installed.

The ground floor ceilings have also been replaced with plasterboard. The front ceiling is finished with woodchip paper with a fairly basic coving around the perimeter. The condition is however satisfactory.

Elsewhere the plasterboard ceilings are believed to have been replaced more recently and are in satisfactory condition.

21.02 Covings:

The covings are of plaster and are relatively new. Cracks have opened at the junction of the covings with the ceilings and walls. The majority of the cracks are simply open joints as a result of poor installation, but cracking along the right hand wall can be an indication of further movement in this area. Again we recommend further strengthening if it has not already been undertaken.

Within the ground floor there are a few cracks at the junction of covings and ceilings probably as a result of shrinkage and inexpert installation. It will probably be necessary to re-fix sections of the coving although immediate repairs are not needed.

21.03 Wall Plastering:

Within the second floor the partitions and the walls of the dormer extension are clad with plasterboard which is in satisfactory order. There are occasional minor cracks at junctions as a result of general shrinkage but no major defects are suspected.

Where the solid party walls are plastered in the second floor, these are in generally good condition. There is a risk of damp at the top of the parapet wall at the left hand side of the building resulting in damp penetration, but this was not a problem at the time of inspection.

There is some minor plaster shrinkage cracking in the rear first floor bedroom. There is also a vertical crack in this room on the left hand party wall roughly at the junction of the main house with the back addition. The cracks can be filled in conjunction with redecoration.

There is also minor cracking at the junction of the front partition with the left hand party wall in the rear bedroom. This is likely to be due to shrinkage of the timber studwork within the partition and is not of structural significance.

Within the ground floor the wall plastering is in generally good condition. There are a few minor cracks although the majority of these can be filled in conjunction with redecoration.

22.00 INTERNAL JOINERY

22.01 All the internal joinery has suffered a certain amount of surface damage due to normal day-to-day use.

22.02 Stairs:

These are of timber construction and are believed to have been replaced throughout the building. The stairs are a little steeper than they would normally be but the stairs from ground to first floor are being replaced and are probably less steep than they were originally.

The balustrading at the top of the stairs in the second floor has been installed at a slight angle presumably to squeeze the stairs in and meet regulations. It might be that the stairs were not accurately measured when the loft extension was constructed. In any event this is not causing any particular problems although might make getting furniture in and out of the rear second floor bedroom awkward.

22.03 Internal Doors:

These are timber panelled doors which appear in satisfactory condition. Doors leading from the hall, stairs and landing into bedrooms and living rooms should be half-hour fire-resisting standard to meet current Building Regulations. It should be confirmed that the property complies with these regulations and that a Completion Certificate has been issued.

The door into the second floor bedroom is a little narrower than standard but this should not cause any particular problems. It might inhibit the size of furniture that can be brought into the room.

The door into the first floor bathroom is partly glazed. The glass is not marked as being toughened or laminated. The glass should be tested and if necessary upgraded either by replacement or applying a safety film to reduce the risk of injury should the glass break.

22.04 Skirtings and Architraves:

These are of timber and are in satisfactory condition.

22.05 Cupboards:

The built-in cupboards are in generally satisfactory condition. One or two of the doors bind slightly.

22.06 Kitchen Units:

These are modern and in satisfactory order. The work surface would benefit from cleaning and re-sealing.

23.00 INTERNAL DECORATIONS

23.01 These are in generally good condition throughout although there are a few minor blemishes and there might be some further slight marks on the wall once the present owners move out.

23.02 The tiling in the bathroom and shower room is in generally good condition although the grouting has deteriorated in places and there is light mould staining on the mastic sealant around the bath and shower cabinet. The ventilation in these rooms should be improved.

23.03 The tiling in the kitchen is in satisfactory order.

24.00 SANITARYWARE

24.01 The sanitary fittings are modern and in good condition.

24.02 The shower cabinet in the second floor would benefit from cleaning to remove limescale from the surface.

25.00 BUILDING SERVICES

25.01 Specialist tests and reports can be arranged on these if you require them. We have made a visual inspection and comment as follows:

25.02 Internal Wastes:

Where visible these are of plastic.

25.03 Water:

We were unable to locate the stop tap and incoming water main. Given the age of the property we recommend that the water quality is checked to ensure that the water main is not of lead pipe. If the lead content is too high then the lead pipe should be replaced. The local water authority can undertake checks for you. The cost of replacing the incoming water main would be the responsibility of the householder.

Water is provided under mains pressure and the pressure is generally satisfactory.

25.04 Water Heating:

Hot water is heated by the combination boiler located in the kitchen.

If the shower room and bathroom are used at the same time then the water pressure and quantity of hot water into the rooms will be noticeably reduced and it might be impractical for both to be used at the same time.

25.05 Heating Installation and Boiler:

This is a gas fired small bore hot water circulating system with pressed steel panel radiators and where visible copper pipework. The boiler is a Vaillant Ecotec Plus 831. Labels in the boiler indicate it was installed in November 2011. It might now be out of guarantee. The boiler should be serviced annually and should have been serviced annually since it was installed. The vendors should be asked to confirm this.

The heating installation was switched off at the time of inspection but the boiler ignited satisfactorily to heat the hot water.

The majority of the radiators are fitted with thermostatic valves.

25.06 Gas Installation:

The gas meter is located in the cupboard below the stairs within the ground floor cloakroom. There are no particular smells of gas but the installation should be tested when the boiler is serviced.

25.07 Electrical Installation:

The electric meter, head of the incoming main and consumer unit (fuse board) are located in the cupboard at the left hand side of the cloakroom behind a lift-out panel. The consumer unit is modern and contains circuit breakers and a residual current device. It is likely that this was installed when the property was refurbished. The installation should be tested every five years and when a property changes hands. It is unlikely that a test has been carried out within five years and therefore you should arrange for a test to be carried out as part of normal maintenance once you have moved in.

25.08 Drainage Installation:

The drainage is believed to be located at the rear and right hand side of the building. Given that there is evidence of historic movement and the age of the drains, it is unlikely they are completely watertight. We lifted the inspection chamber cover at the rear of the property. The drainage is of earthenware material and was not blocked.

We recommend that a CCTV survey is carried out of the drains.

26.00 FIRE PROTECTION AND MEANS OF ESCAPE

26.01 The fire protection and means of escape provision is generally satisfactory. There is a heat detector in the kitchen and smoke detectors in the hall and landings.

26.02 The property should comply with means of escape requirements as set out within the Building Regulations particularly as a loft extension has been constructed.

26.03 Keys should be kept adjacent to the windows in the front living room so that these can be used for escape purposes in the event of an emergency.

26.04 The alarm should be tested and if necessary batteries replaced when the electrical installation is checked.

27.00 SECURITY

27.01 We recommend that the locks are changed when you take ownership of the property.

27.02 You should ensure that the keys for the window locks are all available so that the windows can be locked shut which is a normal requirement of insurers. The windows can be left and locked ajar to allow ventilation.

27.03 One window that is a possible security risk is the rear dining area window which was unlatched at the time of inspection. We also suggest that locks are fitted to the bedroom windows to restrict or reduce the risk of unauthorised access.

27.04 The night latch on the front door is of some age. The deadlock should be replaced and the keep renewed so that there is a tighter fit between these.

27.05 The doors at the rear of the extension are in satisfactory order and contain multipoint locking.

27.06 There is no burglar alarm in the property.

28.00 NOISE SEPARATION

28.01 Some noise will be heard from the neighbours on occasions. As chimneybreasts have been removed, this can reduce sound insulation in small pockets along the party walls. It is however no worse than many semi-detached houses.

29.00 THERMAL INSULATION AND ENERGY EFFICIENCY

29.01 We have not prepared the Energy Performance Certificate (EPC). The EPC provided by the Estate Agents suggests a current rating of D, 63 with potential to reach B, 82. These are unlikely to be wholly accurate in our experience.

29.02 In a building of this age and construction there is little that can be done cost effectively to improve energy efficiency. The loft conversion should have complied with Building Regulations in respect of installation at the time of construction. The property has been double glazed throughout. Other work that could be undertaken is unlikely to be cost-effective, such as applying insulation to the external walls and below the ground floor.

29.03 We were unable to establish what insulation is provided in the roof space. The present owners may have drawings showing the work that was carried out which will give an indication of insulation.

29.04 Older light fittings tend to use more power.

29.05 Insufficient ventilation can increase condensation problems.

30.00 GROUNDS AND BOUNDARIES

- 30.01 The front garden has been paved with in-situ concrete. The concrete is cracked and appears to have been repaired in the past. Some further repairs are needed.
- 30.02 At the edges of the concrete slate chippings have been installed which are in satisfactory order.
- 30.03 There is a pile of second-hand slates at the left hand side of the front of the property. We suggest that the present owners remove these.
- 30.04 There is a small brick wall between the right hand path and the paving in front of the building. This is a potential trip hazard.
- 30.05 A section of paving at the right hand side has been infilled with slate. This too is a trip hazard and should be filled flush with the adjacent concrete.
- 30.06 The front boundary wall is of brickwork with a metal railing above and is in satisfactory condition. The left and right walls are similarly constructed. The wall at the right hand side is believed to be a party wall in shared ownership with a neighbouring property.
- 30.07 The gate leading to the rear garden is of timber. The bottom of the gate is in poor condition and we recommend replacement as we feel it is beyond economic repair.
- 30.08 The rear garden itself is laid to lawn, paving and flowerbeds. The condition is generally satisfactory although the garden is a little parched due to the recent hot weather.
- 30.09 At the end of the garden there is a timber garden shed. The shed itself has a distinct tilt and we feel that it has a limited life. The glass in the windows should be upgraded or replaced.
- 30.10 The timber fence and concrete posts at the left hand side are in satisfactory order.
- 30.11 A section of the fence has been removed and a timber hoarding erected presumably to facilitate the construction of an extension at the adjoining property.
- 30.12 There should be a Party Wall Award in place for this or some form of agreement. You must ensure that there is provision for this to be removed on completion of the work next door and preferably a time limit for this to be carried out.
- 30.13 The underlying subsoil in the area is believed to comprise silts, sands and gravels. These are vulnerable to wash out from leaking drains. Very fine materials can be disturbed by drainage defects resulting in movement of the walls. We believe that there has been movement as a result of defects in the drains and the drains should be tested to ensure that they are watertight.

31.00 HAZARDOUS MATERIALS

- 31.01 We have assumed during our inspection that no deleterious or hazardous materials or techniques have been used and that the inspection of those parts which cannot be seen would not reveal material deficiencies or defects.

31.02 There is an asbestos cement flue terminal on top of the chimney. We were unable to assess if there is any further asbestos cement within the chimneys. The health risk is considered very low under normal conditions and usage. No action is required unless the components are damaged, worked on, altered, replaced or used in a different way. If this happens an asbestos specialist should be called in. The costs involved may be higher than similar work carried out on materials that do not contain asbestos.

31.03 It is possible that the incoming water main is of lead as we were unable to inspect this or locate the mains stop tap. The water should be tested and if necessary the lead water main replaced.

32.00 SAFETY & RISKS

32.01 Risks to the building

Movement of the right hand wall to be addressed to ensure that the wall is stable. The drains should be tested and details of any work that has been carried out obtained from the present owners. If work has not been undertaken the stabilisation and structural strengthening should be carried out within the next 12 months.

The front bay will also require repair and strengthening and there is no evidence of work having been undertaken here and this too should be carried out within 12 months.

The drains should be tested to ensure they are watertight.

32.02 Risks to the grounds

Drains should be tested.

32.03 Risks to people

Trip hazards in the paving at the front of the property should be addressed and concrete paving repaired.

Glass in the entrance door should be replaced.

32.04 Other risks or hazards.

Public Health England has identified the area in which the property is situated as one in which less than 1% of dwellings are affected by radon gas. The level of radon gas entering the property is such that remedial action is unlikely to be required.

33.00 LEGAL MATTERS

33.01 We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, these will be listed and explained in this section. You should show your legal adviser this section of the report.

33.02 Your attention is drawn to the assumptions and advice contained in the Scope of Service at the end of this report.

- 33.03 We are not aware of any significant Town and Country Planning or Highway Proposals that are likely to adversely affect the property although your legal adviser should confirm this. Construction of a third runway at Heathrow airport is likely to result in more aircraft noise.
- 33.04 Building Regulation Consent will have been required for the construction of the loft extension, internal alterations and rear extension.
- 33.05 Planning Permission may have been required for these areas of work although it is likely that they fall into the category of Permitted Development with the exception of the two-storey rear extension for which Planning Consent should have been obtained.
- 33.06 Any guarantees relating to the work that has been carried out should be checked by your solicitor and, if valid, should be assigned to you upon purchase.
- 33.07 Party Wall Notices should have been given to the neighbour at the left hand side in respect of the loft extension and rear extension. The neighbour should have either consented or alternatively a surveyor or surveyors appointed and a Party Wall Award drawn up.
- 33.08 Similarly where work is now being carried out at the property to the left hand side, notice should have been given for the work that is being carried out. Details of the work should be obtained together with any Party Wall Award that has been drawn up. In particular details of the hoarding and its removal should be established.

34.00 SURVEYOR’S DECLARATION

I confirm that I have inspected the property and prepared this report.

Signature of Surveyor

Name of Surveyor

Professional Qualifications: DipHI FRICS

On behalf of: Carter Fielding Ltd.
4th Floor, Neville House
55 Eden Street
Kingston-upon-Thames
Surrey KT1 1BW

Telephone Number: 020 8546 7211

Date of report: July 2018

WHAT TO DO NOW

If you are a prospective or current homeowner who has chosen a Carter Fielding Building Survey, you should carefully consider the findings, condition and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

- Ask them for references from people they have worked for;
- Describe in writing exactly what you will want them to do; and
- Get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Somewhat work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculture lists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to 5 different government-approved schemes.

What the further investigations would involve

This will depend on the type of problem, but to do this properly, parts of the home might need to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation could be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

MAINTENANCE ADVICE

Carter Fielding
4th Floor Neville House
55 Eden Street
Kingston-upon-Thames
Surrey KT1 1BW

020 8546 7211



PROPERTY MAINTENANCE ADVICE

Your home should be maintained in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact Carter Fielding for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building components.

Chimney stacks

Check these occasionally for signs of cracked cement, split or broken pots, or loose and open joints in the brickwork or render. Storms may loosen aerials or other fixings, including the junctions with the roof coverings.

Roof coverings

Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms. Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

Rainwater pipes and gutters

Clear any debris from gutters at least once a year, and check for leaks when it is raining and seal defective joints. You should also check for any loose downpipe connectors and broken fixings.

Main walls

Check walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check cladding for broken, rotted or damaged areas that need repair.

Windows and doors

Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

Conservatories and porches

Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken or defective glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.

Other joinery and finishes

Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

MAINTENANCE ADVICE

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof space occasionally.

Roof structure

When in the roof space, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the underfelt, and check pipes, lagging and insulated areas.

Ceilings

If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. If your ceiling begins to look uneven, this may indicate a serious problem, particularly for older ceilings which might need replacement.

Walls and partitions

Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

Floors

Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors. Look for signs of damp that could be caused by leaking pipes below the surface.

Fireplaces, chimney breasts and flues

You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.

Built-in fittings, woodwork and joinery

Check for broken fittings.

Services

Ensure all meters and control valves are easy to access and not hidden or covered over.

Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year. Boilers should be serviced every year.

Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).

Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems (septic tanks and cess pits) annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies and drainage channels free from debris.

Grounds

Garages and outbuildings

Follow the maintenance advice given for the main building. Do not walk on brittle roofs (for example asbestos cement).

Other

Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

SCOPE OF SERVICE & TERMS OF APPOINTMENT RESIDENTIAL BUILDING SURVEY

Carter Fielding
4th Floor Neville House
55 Eden Street
Kingston-upon-Thames
Surrey KT1 1BW

020 8546 7211



1. Introduction

- 1.1. This document sets out the contractual terms upon which the Surveyor will advise you (the Client) by means of a written report as to his or her opinion of the visible condition and state of repair of the property.
- 1.2. The individual carrying out the inspection and providing advice will be a Chartered Surveyor.
- 1.3. The Surveyor will use all of the care and skill to be reasonably expected of an appropriately experienced Chartered Surveyor.
- 1.4. This service is broadly equivalent to RICS level 3 which is described on the RICS website at www.rics.org/conditionsurveys.

2. Code of conduct

- 2.1 Carter Fielding is regulated by the RICS (www.rics.org) and conforms to their Rules of Conduct.

3. Assumptions

- 3.1. Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:
 - 3.1.1. the property (if for sale) is offered with vacant possession;
 - 3.1.2. the property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and
 - 3.1.3. access to the property is as of right upon terms known and acceptable to the Client.

4. General description of building survey service

- 4.1. This level of service is designed for people who are seeking a professional opinion about the condition of a property and is based on a detailed assessment. Therefore, the inspection is more extensive than for other levels of service and the Surveyor will spend a considerable time at the property.
- 4.2. The Surveyor will closely inspect all parts of the building and will assess the interdependence of the different parts of the structure, especially the way in which the roof, walls and floors act together.
- 4.3. Where he is concerned about a hidden problem or defect, he will try to identify these and explain the risk they pose and what action you should take. Recommendations for further investigations will usually be the exception.

- 4.4. This level of service will suit any domestic residential property in any condition.
- 4.5. The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which, in relation to the property, is not apparent at the time of inspection from the inspection itself.
- 4.6. The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the property or injury to him.
- 4.7. The Surveyor will not undertake any structural or other calculations.

5. The inspection

- 5.1. The extent of an inspection will depend on a range of specific circumstances (including health and safety considerations). The following critical aspects may help you distinguish this from inspections at other levels of service.
 - 5.2. Accessibility and Voids – The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed, or not reasonably accessible or visible from within the site or adjacent public areas.
 - 5.2.1. An example of a structural element which cannot normally be inspected is the foundations. However, this does not mean that the survey would not reveal whether or not the foundations are structurally sound, as structural faults in foundations normally manifest themselves in other parts of the structure, particularly as structural cracking in the walls.
 - 5.2.2. The Surveyor does not move heavy furniture, drill holes or excavate trial holes or remove plaster, boarding, lining, service panels or other panelling, nor does he arrange for the inspection of cavities.
 - 5.2.3. If the Surveyor has reason to believe that there are concealed defects, he will recommend further investigation, which may involve opening up relevant parts of the structure.
 - 5.3. Fixed covers or housings - The Surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.
 - 5.4. Windows - The Surveyor will attempt to open the majority of the windows.

SCOPE OF SERVICE & TERMS OF APPOINTMENT RESIDENTIAL BUILDING SURVEY

- 5.5. Roof spaces - The Surveyor will carry out an inspection of roof spaces that are not more than three metres above floor level using a ladder if it is safe and reasonable to do so. He will enter the roof space if it is accessible and visually inspect the roof structure with particular attention paid to those parts vulnerable to deterioration and damage.
- 5.5.1. Although he will not move thermal insulation, he will lift small corners if he considers it safe so its thickness, type and the nature of the underlying ceiling can be identified and assessed.
- 5.5.2. Where he has the permission of the owner, he will move a small number of lightweight possessions so a more thorough inspection can take place.
- 5.5.3. In recent years, the lofts of many buildings have been insulated with thick layers of thermal insulation. Usually, it is not safe to move across this material and this may restrict what he can look at in the roof space.
- 5.6. Floors - The Surveyor will closely inspect the surfaces of exposed floors and will lift the corners of any loose and unfitted carpets and other floor coverings where practicable. He will assess all floors for excessive deflection. Where the boards are lifted, he will look in the space beneath by way of an inverted 'head and shoulder' inspection. If it is safe to do so, he will enter the under-floor area to carry out a more thorough inspection as long as the access panel is big enough, the space beneath the floor is deep enough, and it is safe to do so.
- 5.7. Furniture and occupiers' possessions - The Surveyor will move lightweight, easily moveable, non-fitted items where practicable, safe and where the owner/occupier gives permission.
- 5.8. Services (for example, heating and hot and cold water) - The Surveyor will not perform or comment on design calculations, or test the service installations or appliances but will observe their normal operation in everyday use. This usually means:
- 5.8.1. operating lights and extract fans where appropriate;
- 5.8.2. asking the owner/occupier to switch on the heating appliances/system;
- 5.8.3. where he considers it appropriate to the assessment of the service system, turning on water taps, filling and emptying sinks, baths, bidets and basins, and flushing toilets to observe the performance of visible pipework;
- 5.8.4. lifting accessible inspection chamber covers (where it is safe to do so), identifying the nature of the connections and observing water flow where a water supply is available. On dry days, this may involve pouring water into open gullies so drainage layouts can be identified.
- 5.8.5. The Surveyor will advise you that further tests and inspections will be required if the owner/occupier does not provide evidence of appropriate installation and/or maintenance, or the client requires assurance as to their condition, capability and safety.
- 5.9. Areas not inspected - The Surveyor will identify any areas, which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained and he will advise on possible or probable defects based on evidence from what he has been able to see.
- ### **6. The grounds**
- 6.1. The Surveyor will carry out a thorough visual inspection of the grounds, and, where necessary and appropriate, from adjoining public property. His assessment will include such external features as retaining walls, gardens, drives, paths, terraces, patios, steps, hard-standings, dropped kerbs, gates, trees, boundary walls, fences, non-permanent outbuildings, rights of way, and so on.
- 6.2. The inspection will also include the inside and outside of all permanent outbuildings not attached to the main building. This includes garages, summer houses, substantial greenhouses, follies and leisure buildings, but not the leisure facilities inside, for example swimming pools, saunas, fitness gyms, and so on.
- 6.3. Specific defective features and other matters associated with the grounds can be costly to resolve and may affect your purchase decision. Consequently, the Surveyor will inspect and report on these. Examples include assessing retaining walls in danger of collapsing, deeply sunken paths or driveways, dilapidated boundary walls or fences and the legal and insurance implications.
- ### **7. Flats and maisonettes**
- 7.1. Unless otherwise agreed, the Surveyor will inspect only the flat and garage (if any), the related internal and external common parts and the structure of the building or particular block in which the subject flat is situated. Other flats will not be inspected. The Surveyor will state in the Report the limits of access and/or visibility in relation to the common parts and structure.
- 7.2. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions made as to repairing obligations.
- 7.3. 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.
- 7.4. The Surveyor will make the following assumptions about the lease:

SCOPE OF SERVICE & TERMS OF APPOINTMENT RESIDENTIAL BUILDING SURVEY

- 7.4.1. all the terms of the lease which might have an effect on the value are standard and that only a small ground rent is payable;
- 7.4.2. if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent;
- 7.4.3. if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in;
- 7.4.4. the property has the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities;
- 7.4.5. all the leases are the same in all important respects if there is more than one leaseholder;
- 7.4.6. there is no current dispute, claim or lawsuit relating to the lease;
- 7.4.7. the lease has no particularly troublesome or unusual restrictions;
- 7.4.8. the unexpired term of the lease is 70 years (that is, the lease has at least 70 years still to run); and
- 7.4.9. the property is fully insured.

8. Content of the report

- 8.1. The report will reflect the thoroughness and detail of the investigation and the Surveyor will:
 - 8.1.1. describe the form of construction and materials used for each part of the building in detail and outline their performance characteristics. This is especially important for older and historic buildings;
 - 8.1.2. describe obvious defects and state the identifiable risk of those that may be hidden;
 - 8.1.3. outline remedial options and, if he consider it to be significant, explain the likely consequences if the repairs are not done;
 - 8.1.4. propose a timescale for the necessary work including recommendations for further investigation prior to commitment to purchase (only where appropriate and necessary);
 - 8.1.5. discuss future maintenance of the property and identify those elements that may result in more frequent and/or more costly maintenance and repairs than would normally be expected; and
 - 8.1.6. identify the nature of risks of the parts that have not been inspected.
- 8.2. The Surveyor will also make it clear that you should obtain any further advice and quotations he recommends before you enter into a legal commitment to buy the property.
- 8.3. The inspection of the internal finishes and decorative condition is primarily intended to ascertain whether there are any serious defects, and whilst the Surveyor will make general comments, he does not normally list all minor defects and blemishes unless he is also specifically asked to prepare a Schedule of Condition.

9. Delivery of the report

- 9.1. The Surveyor will send the Report to the Client's address (or other agreed address) by first class post for the sole use of the Client. A pdf copy will be sent to the Client electronically.

10. Insurance rebuilding cost assessment

- 10.1. The Surveyor will provide an insurance rebuilding cost assessment only if this is agreed at the time of taking instructions. Building insurance cost assessments will be calculated using indices and guidance published by the Building Costs Information Service.

11. Dangerous materials, contamination and environmental issues

- 11.1. The Surveyor makes no enquiries about contamination or other environmental dangers. If he suspects a problem, he will recommend further investigations.
- 11.2. The Surveyor will assume that no harmful or dangerous materials have been used in the construction, and he does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, he must report this and ask you for further instructions.
- 11.3. The Surveyor does not carry out an asbestos inspection or act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. He will assume there is a 'dutyholder' (as defined in the Regulations), an asbestos register and an effective management plan all in place and none of these presents a significant risk to health or need any immediate payment. He does not consult the dutyholder.
- 11.4. The Surveyor will note the presence of lead water supply pipes and give general advice if these materials can be seen. However, you must appreciate that materials are often concealed within the construction of the building. If he is concerned about lead pipes he can see, he may recommend a specialist inspection and report.
- 11.5. The Surveyor will advise if the property is in an area where, based on information published by Public Health England, there is a risk of radon. In such cases, he will advise further tests to establish the precise radon level.
- 11.6. The Surveyor will advise if there are transformer stations or overhead power lines that he can see during the normal course of the inspection. If present, he cannot assess any possible effect on health. For obvious reasons, he cannot report on any underground cables.

SCOPE OF SERVICE & TERMS OF APPOINTMENT RESIDENTIAL BUILDING SURVEY

11.7. Particular noise and disturbance affecting the property will only be noted if it is significant at the time of the inspection or if specific investigation has been agreed between the Surveyor and the Client and confirmed in writing.

11.8. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent as part of the inspection.

11.9. The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

12. Consents, approvals and searches

12.1. The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the property.

12.2. The Surveyor will assume that all Planning Permissions, Building Regulations and other consents required in relation to the property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's legal advisers.

12.3. In the case of new buildings, alterations and extensions which require statutory consents or approvals, he will not verify whether these have been obtained but he will identify where these consents may have been required. You should ask your legal adviser to follow up on these matters. The Surveyor will not inspect drawings and specifications unless you specifically ask.

12.4. The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search 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.

12.5. In all cases where specialist firms have carried out work such as underpinning, woodworm or dry rot treatment or inserted damp proof courses, it is essential that all documents relating to this, including the original recommendations and the receipted account be obtained, so that your solicitors can check these. They should then be forwarded to the Surveyor so he can comment on the extent of the treatment. If the Surveyor does not receive copies of these documents, it is impossible for him to ascertain whether or not the treatment carried out is likely to prove to be effective.

13. Fees and expenses

13.1. Fees for services contained within this scope of service are based upon a proper resource assessment to confirm what services are going to be provided and

by whom. In this way the fee will take due account of the complexity, duration and scope of the service to be provided.

13.2. The Client will pay Carter Fielding the agreed fee for the report together with expenses.

13.3. All charges are exclusive of VAT, which will be added at the appropriate rate.

13.4. Carter Fielding may provide, for an additional fee, such additional services as may be agreed between Carter Fielding and the Client and confirmed by Carter Fielding in writing.

13.5. The Surveyor may charge for further advice or meetings following delivery of the report at an hourly rate of £195.00 per hour plus VAT.

13.6. Payment is to be made within 14 days of the invoice date and before the release of the report. Interest at the rate of 1% per month will be charged on unpaid invoices.

14. Referral fees

14.1. The Surveyor does not pay a referral fee or equivalent inducement to any party who may have recommended his services to you.

15. Time charges

15.1. Where no scale of charges is applicable to the service provided, fees will be charged on a time basis plus expenses unless otherwise agreed. This will include travelling, waiting and abortive time.

16. Jurisdiction

16.1. Our contract with you for the provision of services is subject to English Law. Any dispute in relation to this contract, or any aspect of the service, shall be subject to the exclusive jurisdiction of the Courts of England and Wales, and shall be determined by the application of English Law, regardless of who initiates proceedings in relation to the service.

17. Limitation of liability

17.1. Liability Cap

The Royal Institution of Chartered Surveyors (RICS) recommends the use of liability caps to members as a way in which to manage the risk in their work. Carter Fielding's aggregate liability arising out of, or in connection with the service, whether arising from negligence, breach of contract, or any other cause whatsoever, shall in no event exceed a multiple of 20 times the agreed fee subject to a maximum of £250,000. This clause shall not exclude or limit liability for actual fraud, and shall not limit liability for death or personal injury caused by Carter Fielding's negligence.

SCOPE OF SERVICE & TERMS OF APPOINTMENT RESIDENTIAL BUILDING SURVEY

17.2. Proportionate liability:

If you suffer loss as a result of our breach of contract or negligence, Carter Fielding's liability shall be limited to a just and equitable proportion of your loss having regard to the extent of responsibility of any other party. Carter Fielding's liability shall not increase by reason of a shortfall in recovery from any other party, whether that shortfall arises from an agreement between you and them, your difficulty in enforcement, or any other cause.

17.3. Personal liability:

None of Carter Fielding's employees, directors or consultants individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with the services.

18. Cancelling this contract

18.1. Nothing in this clause shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable.

18.2. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to Carter Fielding's office within fourteen days of entering into this contract.

18.3. Please note that where you have requested that Carter Fielding provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by Carter Fielding up until the date of cancellation. These will be based on hourly charges which include all time spent on a particular project, including traveling, waiting and abortive time. The current indicative hourly rates are: Director £210.00, Principal Surveyor £195.00, Qualified Surveyor, Architect or Engineer £155.00, Assistant £103.00. Reasonable expenses and disbursements such as travel, parking, printing and VAT are payable in addition to the hourly charges.

18.4. Without limiting their other rights or remedies, Carter Fielding may suspend the services if you fail to pay any amount due on the due date for payment.

19. Copyright and intellectual property rights

19.1. Carter Fielding shall retain copyright in and ownership of, all documents, drawings, maps, photographic and other records, and presentation materials prepared by Carter Fielding. Carter Fielding may publish or join in publishing any description or illustration of the works with the prior consent of the Client.

20. Restriction on disclosure

20.1. The Client agrees to keep the documents, including any reports, schedules, calculations and drawings, prepared by Carter Fielding or contained in the Award confidential. In particular (but without limit) the Client must not disclose the whole or any part of the documents to any person (other than a professional advisor) who may intend to rely upon it for any purpose.

20.2. Our advice is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our report and other advice may not, without our written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, or is permitted to see a copy of our report. If we do provide written consent to a third party relying on our advice, any such third party is deemed to have accepted the terms of our appointment.

21. Miscellaneous

21.1. Unless expressly provided, no term in the contract between Carter Fielding and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by any person other than Carter Fielding or the Client.

21.2. Where the Client has instructed Carter Fielding to make investigations which cause damage to the property on the basis that the Client has obtained the owner's consent, the Client will indemnify Carter Fielding against any loss or cost arising.

21.3. The Client may only rely upon the Surveyor's advice and Report for purposes described in the Particulars or communicated to the Surveyor in writing prior to the agreement of the Fee and if the client wishes to rely upon such advice and Report for any other purpose he or she may only do so with the written consent of the Surveyor.

21.4. The report should not be taken as a warranty or guarantee that there are no latent or concealed defects.

21.5. On no account should contracts to purchase be exchanged prior to receipt of our written report and supplementary reports. Any oral advice given prior to receipt of the written report is for general information only and must not be acted upon.

21.6. If any provision or part-provision of these terms is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of these terms.

SCOPE OF SERVICE & TERMS OF APPOINTMENT RESIDENTIAL BUILDING SURVEY

21.7. A waiver of any right under these terms or law is only effective if it is in writing and shall not be deemed to be a waiver of any subsequent breach or default. No failure or delay by Carter Fielding in exercising any right or remedy provided under these terms or by law shall constitute a waiver of that or any other right or remedy, nor shall it prevent or restrict further exercise of that or any other right or remedy. No single or partial exercise of such right or remedy shall prevent or restrict the further exercise of that or any other right or remedy.

22. Privacy and dispute resolution

22.1. In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaints handling procedure will be followed. Using Carter Fielding's complaints handling procedure will not affect the Client's legal rights. Copies of our Privacy Policy and Complaints Handling Procedure are available on request.

22.2. Alternative Dispute Resolution

22.2.1. In the event of a dispute not being resolved we agree to the referral of the complaint to the following alternative dispute resolution entities.

22.2.2. Consumer Clients - Ombudsman Services: Property, PO Box 1021, Warrington, WA4 9FE. Telephone 0330 440 1600. Website – www.ombudsman-services.org/contact-us-property.html

22.2.3. Business Clients - RICS Dispute Resolution Service, Surveyor Court, Westwood Way, Coventry, CV4 8JE. Telephone 020 7334 3806. Website – www.rics.org/uk/join/member-accreditations-list/dispute-resolution-service/about-dispute-resolution-service/

Typical Construction Terms

