

BUILDING SURVEY REPORT

Of

“ _____ ”

**PARSONAGE LANE
TENDRING
ESSEX
CO16 ____**

For

**Mr and Mrs D _____
____ Southbourne Grove
Westcliff on Sea
Essex
SS0 ____**

By

**Paul Anderson
Anderson Associates
Warneford House
Portal Avenue
Martlesham Heath
Ipswich
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IP5 3QY**

**Date: 19 March 20 ____
Ref: PGA/150311/ ____**

**This report contains 20 pages
Including this header page**

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PARTICULARS

Property:	Detached
Age (approximate):	1980s
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	19 March 2015
Weather:	Dry, overcast
Terms of Reference:	Building Survey
Special Instructions:	None

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

A detailed inspection of the dwelling will be undertaken as far as access permits. Advice will be given upon the condition and quality of the structure and fabric. We will indicate where we feel short-lived materials exist and where future faults could occur where these can be reasonably foreseen.

We will make comment upon any adverse highway, planning or environmental factors, which are likely to affect the property both now and in the foreseeable future, as far as are apparent during our inspection. Naturally, enquiries to confirm this information must also be undertaken by your legal adviser in the normal manner. In addition, your legal adviser should establish that adequate planning approval and building regulation consent has been obtained on any relevant development or building works already undertaken.

Unless we advise you to the contrary in our report, all comments upon leases, guarantees, tenancies, legal restrictions, license agreements, trading accounts or other relevant matters will be based upon information gathered verbally from the client, occupier or other person stated with the report, unless confirmed in writing by your legal adviser.

An inspection of the boundaries will be made and we will comment upon any poorly defined areas. We will also comment upon any obvious physical encumbrances to the property, e.g. rights of way, easements, tenancies, etc. However, some encumbrances may not be obvious from an inspection and it is for your legal adviser to make more categorical investigations.

Every effort will be made to inspect as much of the building as possible. We would particularly wish to stress the limitations of our inspection, insofar as we cannot comment upon those areas obscured or inaccessible and neither can we say whether such areas are free from defect. In particular where the property is furnished, it is normally the case that some areas cannot be inspected, e.g. below fitted carpets, and behind/under heavy/fixed furniture fixtures and fittings and other effects. Naturally where we consider a fault may be concealed, further investigation will be recommended.

Our comments and recommendations within the report will be based on a single inspection. No monitoring of cracks, damp areas or other faults will be possible. Without the benefit of re-inspection of the property over time it may not be possible to come to categorical conclusions in some instances. We will indicate where further investigation or monitoring would be prudent. We have not investigated whether the site is or has been contaminated. Your legal advisor should investigate what the previous use of the property was prior to purchase.

No investigation of the sub-soil or its foundations will be undertaken or any trial bore holes dug. If from examination of the building above ground level there are indications of movement, failure of the foundations or other reason to suspect subsidence, heave or landslip problems, we will make appropriate comments and advise you where we feel further specialist investigations would be prudent.

For the purpose of the report we will assume that no high alumina cement concrete, calcium chloride additive or other deleterious material has been used in the construction of any part of the building unless expressly stated to the contrary in the report. No tests of asbestos material will be undertaken but where possible we will indicate where it exists and whether it is likely to be a health hazard.

Where securely fixed floorboards, such as modern tongued and groove variety are laid to floors it is usually not possible to lift them without damage. We will try to lift some floorboards to undertake an inspection of the sub floor void where there are exposed loose boards that can be lifted without damage. This will naturally only be undertaken with the consent of the vendor or occupier. No comprehensive inspection of the sub floor void is therefore normally possible. We will indicate in our report where these inspections were made and specific advice will be limited to these areas. More general comments will apply to the floors as a whole.

All roof spaces and cellars will be inspected where access hatches are reasonably accessible and of an adequate size. Naturally we cannot comment upon the form of construction or condition of these areas where no inspection is undertaken. Neither can we say that these areas have adequate thermal insulation or ventilation and whether any vapour barriers have been incorporated, where this is appropriate.

We are equipped with a portable ladder extending to a height of about 3 metres. Close inspection of areas beyond this height, for example, flat roofs to two storey buildings, dormer roof windows, chimney stacks, valley, etc., can only be undertaken where reasonable access exists. We will be pleased to arrange for more detailed access where this has been confirmed in writing with you prior to our inspection. Additional charges will be applicable. No inspection of chimney flues or linings will be possible unless and accessible flue door exists. Neither will it be possible to determine the performance of flues or fires.

Except where it forms part of the structure of the dwelling, only a superficial inspection of garages and outbuildings will be undertaken. Moreover a superficial inspection only will be undertaken to garden walls, gardens, fences, paths, etc. We can, of course, undertake a more detailed inspection of these areas where this has been agreed in writing with you prior to our inspection.

A visual inspection only will be undertaken to services as far as access permits. This will include electric wiring, gas services, underground drain systems, plumbing and heating. Unless agreed prior to our survey inspection, no specialist tests will be undertaken to services. In particular it will be necessary to undertake a specialist pressure test of drains before we could say whether there are any leaks present. Where we do have cause to suspect fault or shortcomings to services as a result of our inspection, we will recommend where specialist tests would be prudent.

The fee we have quoted for our Building Survey is exclusive of the cost of specialist contractors attending the property, carrying out tests and providing written reports. Their fees must be confirmed in writing prior to their inspections and settled by you. Whilst we can select specialist firms whose work is known to us and who have provided satisfactory services in the past, we are not to be held responsible for any damage or negligence caused by the specialist firm.

No inspection of specialist services or appliances such as lifts, burglar alarms, water softeners, fire alarms, swimming pool systems, filtration plants, air conditioning or other appliances or machinery, will be undertaken. You should arrange for your own specialist inspection if you require a report upon these items.

Unless stated in our report to be present, it is not always possible to state whether cavity wall insulation has been installed. We are unable to confirm the type, size, adequacy or condition of cavity wall ties, if used. Thus it will only be where these elements are causing a detectable fault at the time of our inspection that a report will be made upon them.

It will be assumed in our report that you have personally inspected the property and that you have satisfied yourself that the size, type and layout of the -accommodation, outbuildings and grounds suit your requirements. We would be pleased to advise you upon any particular requirements you have concerning the use or alteration of the property where this has been confirmed in writing prior to our inspection.

We strongly recommend that you obtain all specialist reports, estimates and have further investigation and exposure work carried out prior to a legal commitment to purchase. We also recommend these estimates and reports be forwarded to ourselves and your legal adviser, as appropriate for comment where relevant.

When making our report, the following assumptions will be made. Your legal adviser should confirm they are appropriate;

- The property is not subject to any unusual or specialty onerous restrictions, encumbrances or outgoings and that good title can be shown.
- The property and its value are unaffected by any matters which would be revealed by a local search and replies to usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful.
- That inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

That any alterations or additions in the form of material developments already carried out to the property have, where required, been granted all relevant local authority approval.

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk if the whole or any part of this report or any reference is to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval .

If after occupation a defect is found the Surveyor must be informed in the first instance and before any remedial action is taken. Failure to do this could invalidate/effect any claim made against the Surveyor.

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2.00 SITE

Consider the nature of the area, the immediate surroundings, the site and any physical encumbrances. Review their effect on the structure and enjoyment of the property.

2.01 The property is located in a semi rural area developed from around the 1950's onwards. There is a mixture of various types of accommodation and sizes within Parsonage Lane and adjacent roads. Parsonage Lane is located off the B1035 Heath Road and has good links with the A120 and A133. The nearest stations are Weeley and Great Bentley.

3.00 DESIGN

Review the accommodation and its layout, assess modernization's and alterations, appraise the buildings for the use to which it is being put, have regard to the features of particular concern's interest.

3.01 The property is believed to have been constructed in 1980s. It is a detached dwelling, two storeys high with gabled pitched roofs. There is a projecting front porch with the roof extending across the front of the property, forming the front section of the attached garage to the left side of the front elevation.

Walls appear to be predominantly load-bearing cavity brickwork and blockwork.

Roofs are covered with concrete tiles.

Windows are of open pane design and the main entrance door is set to the centre of the property below the projecting pitched roof porch.

The accommodation internally includes:

Ground floor – From the front door the hall leads to the ground floor wc/utility, study, lounge to the left with the dining room and kitchen to the rear/right.

A side door from the kitchen leads to the side access.

Doors from the lounge and dining room lead to the rear garden, conservatory and side access to the front.

First Floor - The timber stairs leads to the first floor comprising bathroom and 4 No. bedrooms of varying sizes.

3.02 External

The front garden area comprises brick paved drive with off street parking leading up to the front door and garage with separate side access to the rear.

The remainder is shrub borders and lawn.

The rear garden comprises paved patio. The remainder is lawn and shrub areas. Side access leads to the front.

4.00 STRUCTURE

Establish how the building is structurally framed, check the condition and the adequacy of the structure, note any movement or deflection in the structure, advise on remedial works and assess the condition of the foundation.

4.01 Framework

The external walls are a mix of cavity brickwork and blockwork with render to some of the upper elevations.

The ground and upper floors are solid/suspended timber. The roof is of traditional timber truss design.

Other walls within the house are blockwork and timber stud partition walls.

It is understood the current owner extended the front of the property and added a pitched roof to the garage.

It should be ensured that the alterations and all other notifiable works were properly executed and Local Authority issued the necessary Planning and Building Regulation consents and approvals and that completion certificates were issued and available.

Your solicitor should carry out the necessary checks and advise accordingly.

4.02 External walls appear upright with door and window openings true and well formed. The suspended floors to the upper storey are reasonably even.

It was noted that some upper floor areas were slightly springy when walked on.

They are adequate to support normal domestic loadings but this suggests that the joist dimensions could have been greater or additional cross support used to eliminate the springing. It is not considered serious.

4.03 The main roof is original and is in generally reasonable condition for its age. See later notes.

4.04 Foundations

These were not inspected, but there is no evidence to suggest that the foundations are not in reasonable order.

4.05 Movement - All Elevations

There were no obvious signs of any movement, heave, slip or shear to the front, sides or rear elevation walls.

Restricted access prevented a full inspection of some of the upper areas.

The quality of the brickwork and in particular the pointing is not of a good standard with irregular gaps to vertical joints and uneven horizontal courses.

Whilst these observations are not of a serious nature the poor quality does distract from an appearance perspective.

The render is in generally good condition, although isolated areas of defective, hollow or cracked render are likely to be found and will require repair, decoration, when the property is next redecorated.

Apart from minor touching in of the repaired areas of render finish, full redecorations should not be required for 4-5 years.

4.05 Isolated repairs to brickwork pointing, render and touch in decorations. £300

5.00 FABRIC

Describe briefly the elements in the building, consider the construction, design and condition of each element, emphasize poor building detailing and remedial action required, inspect for damp, worm and rot.

5.01 DPC

There were no obvious signs to suggest that the original dampproof course is not working as it should.

Fixtures and fittings prevented a full inspection of some of the walls internally.

A visual inspection did not reveal any obvious damp ingress internally and no significant damp was detected to the accessible external walls internally when tested with a damp meter.

The ground levels are at an acceptable height and should ideally be maintained to a minimum of 150 mm below the DPC.

5.02 Chimney Stacks

A close inspection of the external chimneystacks was not possible, although from ground level they appear to be in reasonable condition.

However, the cement fillets, flaunching around pots and capping pieces should be checked close up to ensure they are sound so no water can enter the roof.

The cappings require removal of moss and lichen growth.

A tower scaffold should be used to access the roof area.

5.02 Minor repairs to chimney stacks. Clear moss/lichen. £200

5.03 Roofs

A ground level and internal inspection of the roof slopes/timbers was undertaken. The roof is original and in generally reasonable order for its age, although a general overhaul is advised. The underfelt is in good condition.

Minor cracks to the gable verge mortar fillets and valleys require repairs in places.

The main roof void is considered to be inadequately ventilated. It is advised that ridge or tile vents be provided to provide cross ventilation at high level.

Improved roof ventilation is particularly important if roof insulation is increased.

The moss and lichen growth to roof tiles and valleys should ideally be removed as it can in some instances hasten the deterioration of the coverings and surfaces, as it retains moisture preventing the surface drying out as quickly as it should.

- | | | |
|------|---|------|
| 5.03 | Overhaul main roof, remove moss and lichen. | £400 |
| 5.03 | Improve roof ventilation. | £900 |

5.04 Windows

Windows to the property comprise uPVC double glazed casements. All windows are in good condition. It is understood the ground floor windows are around 8 years old with the first floor windows older.

The lock mechanisms, catches and rubber seals require regular checks to ensure they are working properly. They should also be cleaned regularly to reduce the affect of airborne chemical pollutants on the window surfaces.

Sealed double glazed door and window units only generally last for between 10-15 years. The seals deteriorate causing misting and condensation to the air gap. Some future replacements should be allowed for.

Your solicitor should ensure that FENSA certification is available for the uPVC windows and doors if required at the time of installation.

- | | | |
|------|----------------------------------|------|
| 5.04 | Overhaul uPVC windows and doors. | £200 |
|------|----------------------------------|------|

5.05 Doors

The external doors to the property are part glazed uPVC.
Internal doors are composite panel self finished type. All doors are in fair condition with no obvious issues noted.
(See 5.04 regarding maintenance of uPVC doors)

5.06 Internal Walls

Walls are plastered with ceramic tiling to the kitchen, bathroom and WC. The wall plaster is in generally good order.

Hairline cracks were noted in places and likely due to thermal shrinkage. These are not considered serious and can be repaired with internal decorations.

5.07 Fire Places

The lounge has an electric fire fitted. It is believed able to burn solid fuel.

It is important that if solid fuel or gas fires are used/installed they are serviced and flues swept annually and that exhaust gases can escape freely. The build up of carbon monoxide gas due to blocked flues can be lethal.

As a minimum a smoke test should be done to ensure the flue draws properly.

5.07 Smoke test to lounge fire. (If used) £100

5.08 Ceilings

Ceilings are plaster and Artex. They are in generally good order all round with no major sagging, cracking or staining. Early Artex contained asbestos. (See 9.03)

Isolated cracking and minor defects noted in places are not serious and can be repaired with internal redecoration.

5.09 Stairs

Located off the hall. They are in generally good order although creaking was noted on some treads. This is not considered serious.

5.10 Floors

Floor finishes are a mix of vinyl, laminate, carpet and ceramic tiles. Coverings are in generally good order. Minor undulations and some creaking were noted on the first floors, although no serious sloping or sagging was found.

Without breaking out section, it cannot be determined if the solid floors have a DPM below them. Although due to their age it is unlikely that one is not present. There were fortunately, no significant issues noted to the floors with the limited inspection that was possible.

5.11 Joinery

The original external joinery has been largely replaced with uPVC. It is understood this was done at the same time as the windows.

It is uncertain if the original fascias and soffits were removed or if the new uPVC has been fixed directly over them. This is not a good detail as it can encourage the retention of damp and restrict ventilation to the roof spaces.

There are no signs to suggest this is an issue but further checks should be made to confirm there are no problems. If the original fascias are still present they should ideally be removed, the uPVC refixed including provision of adequate ventilation.

Remaining external joinery is in fair order but requires attention within the next year.

Internal doorframes, skirting and architrave's are softwood generally in good order.

5.11 Redecoration of remaining external joinery. £200

5.12 Worm and Rot

The vast majority of timber used in construction over the last 30 or so years is normally pre-treated prior to installation. To this end; we were unable to detect a general attack of worm in any of the accessible timbers inspected.

In a property of this age, it would be unusual to find signs of worm or rot, but if it is detected, we consider it can be treated in an isolated manner as a maintenance item.

6.00 SERVICES

6.01 *Electric, gas heating, water and drainage services. Review the design and construction and overall condition of each installation; recommend tests by Qualified Engineers and all remedial action required.*

6.02 Electric's

The meter and the fuse box are located in the garage.
The electrical system was not inspected in detail.

It is believed some alterations have been done to the electrical system but is largely original. It appears to be in fair order.

However, unless current test certificates/Part 'P' certification are available confirming the whole system is in order it is advised a test and report is undertaken to the complete electrical system as a precaution. It is likely this report will recommend as a minimum an upgrade.

The spotlights require an adequate air gap and ventilation over them to eliminate/reduce the risk of overheating and fire. This is normally achieved by spacer cones. They appear ok but should be checked as a precaution.

Other fixed electrical appliances, including immersion heater, garage, loft and external light and power supplies etc., should be checked prior to use to ensure safe working and that they are adequately protected. None should be used until they have been confirmed as safe

Electrical work should be done by an NIC/EIC and Part 'P' registered electrician.

6.02 Electrical test and report. Up grade.

£500

6.03 Gas

No mains gas is supplied to the property.

The oil tank is located in the rear garden. It should ideally have a bund wall around it to prevent possible ground contamination from oil leaks/spillages. The supply pipe should also be adequately protected below ground to prevent damage and oil leaks. No access was possible to inspect this.

The oil tank should be protected from the elements as this can cause premature deterioration and leaks. They can be expensive to replace.

6.04 Plumbing

Mains water supplies the kitchen sink and water tank.

It is uncertain if other concealed pipe work has been lagged. This should be checked

as on thawing, frozen pipes can cause serious water damage.
Insulation to some pipework and tank requires improvement. Tanks require lids.

6.04 Lag all concealed/unlagged pipes, tanks and fit lids. £200

6.05 Heating

The central heating system was not inspected in detail.
Oil fired boilers normally have a maximum serviceable life of between 10-15 years.

It is understood the Worcester boiler located in the garage that heats domestic hot water and radiators was installed around 2000. It is understood the boiler is regularly serviced and will be serviced again prior to completion.

It is believed to be in reasonable order, however, it is ageing and as such it is considered to have 2-3 years serviceable life left. This should be checked and confirmed.

The present installation will provide reasonable background heating. If regular servicing is not maintained, fuel bills could be high and safety compromised.

The lower section of flue is corroded and may require renewal.

6.05 Engineer's report and service of heating and hot and cold water systems. £300

A Gas Safe registered heating engineer should undertake all heating/plumbing work.

New boilers must comply with minimum statutory energy efficiency standards and must be approved by the LA Building Control. This normally means the installation of the more expensive condensing type boilers including a full system upgrade.

Replacing just the boiler can often cause leaks to the rest of the retained system due to the increase in pressure.

A new condensing combi boiler will obviate the need for the hot water cylinder and roof tanks.

Older boilers are significantly less efficient than the newer condensing type. In addition whilst these boilers may be serviceable it is often not possible to obtain the parts needed as they are no longer made, so the boiler has to be replaced due to the lack of parts needed to service it.

6.06 Drains

Surface water and soil drains discharge to the drainage installation that runs across the side of the property to the septic tank to the rear.

Rainwater fittings are uPVC. The system appears to be in fair condition, although some of the gutter joints require re-sealing to avoid dripping and sections refixed to allow proper discharge of storm water to the down pipes.

Some wastes and downpipes require rodding access and gullies fitted with covers

and surrounds. The drain channel to the front drive should be regularly cleared.

It is uncertain if storm water discharges to the septic tank or soak-aways. It should be ensured that gutters and gullies are kept clear to prevent debris blocking the drains and soak-aways. Providing new soak-aways due to blockages is expensive.

The inspection chamber covers located to the rear were lifted. What could be seen of the drains appeared reasonably free flowing.

It is understood some improvements and upgrading have been done to the foul waste and septic tank arrangements. It was not inspected to check its capacity or if it is adequately vented.

Smaller capacity tanks require more frequent emptying, which can be expensive. It is understood from the vendor that it is of reasonable size and only requires emptying every 4-5 years. This should be checked and confirmed.

Note: There are now environmental restrictions and regulations regarding foul water discharge to rural water courses.

It is advised that further investigations are undertaken to the foul and storm water disposal systems to ensure that any alterations fully comply with current regulations.

It is recommended as a precaution a CCTV survey is done and the runs jetted to be certain of no major problems, although no obvious signs within the accessible chambers or above ground suggest this.

6.06	Works to storm and foul water fittings.	£300
6.06	CCTV survey and jetting.	£500

7.00 FITTINGS AND FINISHES

Describe briefly the condition of the general fittings, sanitary appliances and decorations, recommend remedial action needed.

7.01 General Fittings

WC/Utility – Worktop. In fair order.
Kitchen - Fitted kitchen with floor, wall units and worktops in good order.

7.02 Sanitary Fittings

Kitchen – Stainless steel sink with mixer tap and water softener.
Ground floor Utility/WC – Pedestal basin with pillar taps and wash-down wc.
Bathroom – Vanity unit with mono-bloc mixer, acrylic bath with mains shower and mixer tap and wash-down wc.
The sanitary appliances are in generally good condition. None were tested.

7.03 Finishes

Remaining external decorations are in fair condition but will require attention in the next year.

Ceilings are Artex and/or emulsion. Walls are mainly emulsion finish. The kitchen, bathroom and wc are tiled. Softwood joinery is gloss finish.

Internally, decorations will need refreshing after fixtures/fittings are removed. No costings given for internals as these are not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

Describe briefly the construction and condition of the buildings attached to the main structure, the construction and condition of boundaries and condition of the grounds. Emphasize the remedial action required.

8.01 Outbuildings

The pergola over the hot tub and small shed/‘Wendy house’ are in reasonable condition. General maintenance is required. It is uncertain if the hot tub is remaining.

The garage is in a similar condition as the house. Decorations are in fair condition but remaining joinery requires attention.

Maintenance can be undertaken at the same time as any works needed to the house.

The conservatory is understood to have been built around 2006. It is in generally good order. The polycarbonate roof panels will require regular cleaning to maintain their performance with the seals and gaskets checked at the same time to ensure the roof is maintained watertight. Gutters should be cleared regularly.

The uPVC upstand to the conservatory roof house brickwork junction should ideally be overlaid with lead as even minor thermal movement can cause the infill strip to move and allow water to enter the roof.

8.01 General maintenance to outbuildings. £500

8.02 Grounds - As 3.02

The grounds and paths etc. are in generally good condition. The paths, drive and patio areas could cause trip and slip hazards in wet, icy weather.

Generally tree roots are the same size as the crown above ground. The ‘zone of influence’ of the conifers and trees to the right side boundary in the neighbour’s garden are not believed to be causing any issues at present.

However, they could cause damage to the property, boundaries in the future from damage by root encroachment. The trees and vegetation should be regularly trimmed or ideally all removed. This would be the neighbour’s responsibility.

This also applies to the small fir tree to the front right boundary and trimmed trees

to the rear left.

8.02 Trim trees and remove vegetation to grounds and boundaries. £800

No inspection has been carried out within the curtilage of the property or adjacent properties to identify or list any plants listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981 that may be costly to eradicate from the grounds ponds or water courses. (Japanese Knotweed, Ragwort, Bindweed or other similar species) In this respect separate professional horticultural advice should be sought.

There were however, no obvious signs with the limited inspection undertaken.

8.03 Boundaries

Front – Partly open with some timber fencing.
Rear – A mix of timber fencing in fair condition.

8.03 Vegetation and trees to the boundaries should be trimmed or ideally removed to prevent possible damage to the fencing and adjoining owner's property. (See 8.02) Boundary repairs/maintenance. £300

It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundaries.

9.00 ENVIRONMENTAL FACTORS

Review internal and external environmental conditions, consider improvements to enhance the internal environment daylight ventilation, insulation, noise, safety, health and security aspects.

9.01 Thermal

It is understood cavity wall insulation is present and guarantees are believed available. The extent of any present to the walls could not be determined. The windows benefit from double-glazing. Loft insulation is considered inadequate and requires improvement.

9.01 Increase loft insulation. £300

9.02 Ventilation

All rooms can be ventilated with window opening lights. There are no extract fans to the bathroom, ground floor wc or kitchen. Consideration should be given to installing these to reduce smells and condensation build up. The cooker hood could be adapted to discharge externally.

9.02 Install 2no' fans. Check existing. Adapt cooker hood. £900

9.03 Safety

The property is generally acceptable from a safety aspect. Drives, paths and patios could be slippery in wet, icy weather.

Both electric and gas installations should be checked by qualified engineers.

The open pond should be covered or filled in if not used to prevent danger to the elderly, children, wild animals and pets.

The presence of suspected asbestos has already been highlighted earlier in this report. It was widely contained in early Artex, thermoplastic floor tiles, boiler flues and ducting, water tanks, soffits and rainwater fittings, amongst others.

Asbestos in good condition is not necessarily a hazard. If it deteriorates and breaks up it can be hazardous. If any asbestos is discovered and removed a licensed removal contractor should do it in a controlled manner. This can be expensive.

Although unlikely, it is possible that asbestos may be found in other places or currently inaccessible areas during maintenance or renovation works and suitable precautions should be adopted and any suspected materials analysed and dealt with accordingly.

If there are further concerns enquiries should be made with the vendor or a full asbestos survey and test should be undertaken.

No costs have been included for asbestos analysis or removal. Specialist advice should be sought.

9.04 Security

Consideration should be given to changing locks to external doors and the provision of additional security to windows. Your local Crime Prevention Officer can provide additional advice.

It should be noted that inadequate security could affect any insurance claims.

Its semi-rural location may mean there is an increased risk of break-ins.

9.05 Disturbance

None noted from neighbours at the time of the inspection.

Occasional noise from traffic and farm machinery should be expected.

9.06 Acoustics

Generally good with no problems noted from neighbours at the time of inspection.

10.00 FINANCIAL CONSIDERATIONS

Provide estimated costs for remedial works. Assess maintenance problems. Consider development potential legal obligations and responsibilities.

10.01 Defects

Items considered essential in order to put the building into a good state of repair have been collected separately from those considered desirable to improve the enjoyment of the property. Both are listed in Appendix A together with an estimated cost of the works. These costs are approximate and intended as a guide only.

The works are assessed as if a jobbing builder was carrying out general works and specialists sub-contractors carrying out specialist work.

10.02 Maintenance

The property is in generally reasonable condition and appears to have been reasonably well maintained over the last few years.

However, parts of the external fabric now require attention and routine maintenance and decoration, particularly the remaining joinery is required, in addition to some improvements to the external elements of the property.

There are short and long term issues with vegetation and tree growth to the side of the property, rear boundary and to the neighbours. This requires further enquiries, investigation and remedial works now to prevent possible future problems.

10.03 Planning

I am not aware of any special planning provisions or any proposed extensions or building in the area.

It is understood that the property is being sold with freehold possession without encumbrances.

Ownership of boundaries and responsibility for maintenance needs to be established.

Fixtures and fittings should be the subject of a separate agreement.

No doubt your legal advisor will determine the situation and advise you on this and any other relevant matters accordingly.

11.00 CONCLUSIONS

Highlight salient features. Point out areas for further investigation. Relate the condition of the property to that of similar properties. Special advice.

- 11.01** The property offers reasonable sized accommodation.
- 11.02** The structural walls are in reasonable order. The render and pointing require minor repairs. The roofs require a general overhaul, additional ventilation and insulation.
- 11.03** Vegetation and tree issues require attention.
- 11.04** The external fabric is in generally good order, although external decorations will require attention in the next year.
- 11.05** Decorative finishes internally are in generally fair order.
- 11.06** The electrical installation is believed to be in reasonable order. A check is, however advised if current certificates are unavailable to confirm this.
- 11.07** The central heating and hot and cold water systems require checks and service. The boiler is likely to require renewal in 2-3 years.
- 11.08** Sanitary and the kitchen fittings are in good order.
- 11.09** The remedial works required are generally to be expected for this type of property.
- 11.10** It would be advisable to possibly seek a reduction in the purchase price to offset some of these costs listed in Appendix A under essential.

Survey Ends.

Paul Anderson. MRICS, MCIQB
19 March 2015



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.05	Isolated repairs to brickwork pointing render and touch-in decoration.	£300
5.02	Minor repairs to chimney stacks. Clear moss/lichen.	£200
5.03	Overhaul main roof. Remove moss and lichen.	£400
5.03	Improve roof ventilation.	£900
5.11	Redecoration of remaining external joinery.	£200
6.02	Electrical test and report. Up grade.	£500
6.05	Engineer's report and service of heating and hot and cold water systems.	£300
8.02	Trim trees and remove vegetation to grounds and boundaries.	£800
	Total	<u>£3,600</u>

Works Considered Desirable

5.04	Overhaul uPVC windows and doors.	£200
5.07	Smoke test to lounge fire. (If used)	£100
6.04	Lag all concealed/unlagged pipes, tanks and fit lid.	£200
6.06	Works to storm and foul water fittings.	£300
6.06	CCTV survey and jetting.	£500
8.01	General maintenance to outbuildings.	£500
8.03	Boundary repairs/maintenance.	£300
9.01	Increase loft insulation.	£300
9.02	Install 2no' fans. Check existing. Adapt cooker hood.	£900
	Total	<u>£3,300</u>

The above costs do not allow for any specialist fees or VAT.

It should also be noted that these costings are for guidance purposes only and do not represent an actual estimate from a builder.

Appendix B – Contractor List

The following are a guide to recommended contractors for general and specific works. Additional advice can be provided as required.

Trade	Contractor details	Contact numbers
General Building/Roofing	Ian Dyble	07778 766664
	Rightway Construction	01206 273861
Windows Replacement	Colin Moyes	01449 615548
	Home Improvements	07802 927885
Kitchens and Bathrooms	John Anderson	07884 107116
	Anderson Kitchens and Bathrooms	01473 890901
Decorating	Tony Ryder	01473 620828
	Grange Decorating	07733 323274
Electrics (Colchester)	Godfrey Batson	01473 835840
	MGS Electrical Installations	07771 534379
Electrics (Ipswich)	Graham Barton	0800 298 1580
	Barton Electrical	07976 685746
Plumbing/Heating	A W Weston	01473 726554
	A W Services	07850 797858
Drains etc	Ian Dyble	07778 766664
	Rightway Construction	01206 273861
Garden Maintenance	Stuart Young	07974 400 760
	The Lawn Ranger	

Appendix A
COST SUMMARY