

BUILDING SURVEY REPORT

Of

**CHURCH LANE
PLAYFORD
IPSWICH
SUFFOLK
IP6 ____**

For

**Ms S _____
__ Gull Corner
Grundisburgh
Woodbridge
Suffolk
IP13 ____**

By

**Paul Anderson
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Date: 11 March 20__

Ref: PGA/150302/____

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

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PARTICULARS

Property:	Detached Bungalow
Age (approximate):	1985
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	11 March 2015
Weather:	Dry, sunny, windy
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. With newer properties an environmental survey is often beneficial.

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. Additional charges will be applicable.

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 and their likely costs.

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 on 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 outgoing 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 any subsequent 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. 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 an established semi-rural area developed around the 1900's onwards. There is a mixture of residential properties within Church Lane and adjacent roads. Church Lane is located off Butts Road and has good links with the A12. The nearest stations are Westerfield, Woodbridge and Ipswich.

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 a single storey detached bungalow, with gabled pitched roofs with an integral double garage to the front left side.

The external walls are load-bearing cavity brick/blockwork and roof slopes are covered with concrete tiles.

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

The accommodation internally includes:

Ground floor – From the front door the hall leads to the separate wc, 3 bedrooms to the front, lounge to the centre rear, bedroom 1 to the rear right and kitchen/breakfast room and bathroom to the rear left.

Doors off the kitchen lobby lead to the garage with a door from the kitchen/breakfast room leading to the rear garden and side access to the front.

3.02 External

Front: Off the public road a sloping tarmac drive and hardstanding for off street parking leads to the garage and front door. A path to the left side leads to the side door and access to the back garden.

The remainder of the front garden comprises lawn with shrub borders.

Rear: The rear/side garden comprises paved patio with steps leading down to the lawn with shrubbed borders. Paths around the property lead to the front.

Both front and rear gardens are held behind low level brick retaining walls.

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 believed to comprise cavity brick and blockwork construction. The floors are suspended timber.

The roof is of traditional timber design. Other walls within the house are brick and blockwork with some timber stud partition walls.

4.02 External walls appear upright with door and window openings reasonably true and well formed.

4.03 The main roof is original and is in generally good condition with the normal wear and tear associated with this age and type of roof. A more detailed assessment is dealt with later in the report.

4.05 Foundations

The property occupies a sloping site from front to rear with the rear garden lower than the front garden.

It is understood the property is constructed on piled foundations. This type of foundation was obviously used due to the sloping site and nature of the sub-ground. The extent or type could not be determined.

The foundations were not inspected, but there is no evidence to suggest they are not in reasonable order.

There is no obvious evidence to suggest foundation settlement has caused any instability in the main structure, although there is some evidence of settlement and movement to the grounds and side path. (See 8.02)

4.06 Movement

The external walls are in generally good order. There were no major signs of any movement, heave, slip or shear to the front, sides or rear elevation walls.

The brickwork is in generally good order although isolated areas of defective mortar pointing require repair, particularly at low level around the DPC line.

Cracking was noted to the brickwork and pointing to the right hand side of the wc window and at the junction of the front left corner of the house and rear corner of the garage walls below the soffit.

They are not considered serious and likely due to minor residual settlement and thermal shrinkage. The cracking could have been exacerbated when the windows

were replaced.

As a precaution periodic monitoring is advised to ensure there is not more serious progressive movement. This is however, considered unlikely.

In a property of this age and type, it is not unusual to expect minor seasonal movement of the structure. This will mean that any cracks present internally and externally could open and close up on a seasonal basis.

4.06 Repair isolated areas of defective brickwork and pointing. £200

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 & Damp

There were no obvious signs to suggest the original damproof course is not working as it should. The accessible external walls when tested internally with a damp meter. No adverse readings were detected

Tiling, fixtures and fittings prevented a full inspection to some walls, particularly the kitchen and bathroom.

The external ground levels are acceptable at the time and should be maintained to a minimum of 150mm below the original DPC.

5.02 Chimney Stacks

An inspection of the chimneystack was made from ground level. It appears to be in reasonable condition. The moss and lichen requires removal.

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

This work can be done at the same time as roof works stated later.

5.02 Chimney stack maintenance resulting from inspection. £100

5.03 Roofs

A ground level and internal inspection of the roof slopes and void was undertaken. The roof is original and is in generally reasonable order with the normal wear and tear associated with this age and type of roof.

A general overhaul is required with isolated repairs required to the cracked mortar to the gable verges and valley gutter mortar pointing.

The roofing felt is in reasonable order, although sagging, torn areas require repair. Wasps' nests require removal.

The moss/lichen growth to the tiles and valley gutters 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.

Roof ventilation is considered inadequate and should be improved, particularly as loft insulation has been increased. Insulation should be removed away from the eaves as this restricts ventilation.

There is no fire wall between the garage roof and main house. It is unlikely the garage ceiling is fire rated. This could cause an issue with any mortgage.

A fire wall should be installed, particularly as the oil tank is in the garage which is an added safety risk. (See 9.03)

5.03	General overhaul of roofs. Clear moss/lichen from tile surfaces.	£400
5.03	Improve roof ventilation.	£900
5.03	Install fire wall between garage and house roof.	£1,000

5.04 Windows

Windows to the property comprise sealed double glazed uPVC casements. Windows are in generally good/fair condition.

It is understood these were installed around 10 years ago.

UPVC windows require regular attention to maintain their performance. 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. The original windows are in excess of this age and some replacements should be allowed for in the future.

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

5.04	Overhaul uPVC windows and doors.	£200
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5.05 Doors

The external doors to the property are double glazed uPVC.

Internal doors are flush ply and glazed type. All doors are in good/fair condition. (See section 5.04 regarding maintenance of uPVC doors.)

The lounge/dining room doors are not safety glass. As such they are a potential hazard. It is advised all fully glazed doors are checked and reglazed using laminated glass, or as a minimum an adhesive safety film be fixed to the panes for added safety and security.

5.05	Apply safety film to glazed doors/panels.	£100
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5.06 Internal Walls

Plastered throughout, with ceramic tiling to the bathroom, kitchen and wc. The wall plaster is in generally good order.

Minor hairline cracks were evident in places around the doors and windows. This is mainly due to thermal shrinkage. They are not considered serious and can be repaired with internal decorations.

5.07 Fire Places

An electric fire is present to the lounge with a solid fuel fire behind. It is understood the solid fuel fire is not used.

It is important solid fuel flues are checked annually and exhaust gases can escape freely. The build up of carbon monoxide gas due to blocked flues can be lethal.

Due to the age of the property it is unlikely there are any issues with the flue although it is advised a smoke test is carried out prior to use to ensure the flue draws correctly.

5.07 Smoke test to lounge fireplace.

£100

5.08 Ceilings

Ceilings comprise plaster, Artex and/or emulsion finish. The ceilings are in generally good order with no major signs of sagging, cracking or staining.

Hairline cracking was noted to some of the ceilings at the wall/ceiling and coving junctions, (particularly to the wc). These are not serious and can be repaired when next undertaking internal decorations.

(Early Artex contained asbestos – see 9.03)

5.09 Stairs – N/A

5.10 Floors

Floor finishes are carpet and vinyl. Coverings prevented a full inspection of the floor structure. There were fortunately, no issues noted to the floors based on the limited inspection that could be undertaken.

The lounge floor was noticed to be springy when walked on. It is adequate to support normal domestic loadings but this suggests the joist dimensions could have been greater or additional cross support used to eliminate the springing. It is not considered serious.

As a precaution, periodic inspections of the area are advised to ensure there is no more serious underlying problem.

5.11 Joinery

Remaining external stained joinery is in fair order, but will require attention in the

next 1-2 years.

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

5.11 External joinery redecoration.

£700

5.12 Worm and Rot

We were unable to detect a general attack of worm in any of the timbers inspected. In a property of this age, it would be unusual to find signs of worm as the timber would invariably be pre-treated prior to installation. 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 electrical system was not inspected in detail.
The meter is located externally and fuse board is located in the garage.

Most of the wiring is believed to be largely original with some later alterations, etc. It appears to be in reasonable order.

However, unless current test certificates are available confirming the 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 an upgrade.

As a minimum the fuse board should be replaced with a newer type.
The number of sockets to the kitchen could be increased.

All fixed electrical appliances should be checked for safe working prior to use.

Any power supply cables to outbuildings and loft should be checked to ensure they are adequately protected. No electrics should be used until confirmed as safe.

6.02 Electrical test and report. Upgrade.

£600

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

6.03 Gas

No mains gas is supplied to the property.
The steel oil tank located in the garage serves the oil fired boiler.

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

6.04 Plumbing

Mains water supplies the kitchen and water tanks.

It is uncertain if any concealed pipework has been lagged. This should be checked as on thawing, frozen pipes can cause serious water damage. Loft pipework and tanks appear inadequately lagged and require improvement and lids fitted.

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

6.05 Heating

The central heating system was not inspected in detail.

Boilers normally have a maximum serviceable life of between 10-15 years.

It is understood the existing Trianco Redfyre oil fired boiler located in the kitchen that currently heats domestic hot water and radiators is original.

It is understood to have been regularly serviced and was last serviced in January 2015. This should be checked and confirmed.

The boiler is ageing and is considered to be near the end of its serviceable life.

The present installation will provide reasonable background heating. The boiler is likely to be less efficient than newer types and if regular servicing is not continued and due to its age, fuel bills will be high and safety possibly compromised.

6.05 Report and service of boiler, heating and hot and cold water systems. £400

6.05 Renew boiler. (Year 2) £2,000

Note: A suitably qualified registered heating engineer should undertake all heating and 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 more expensive condensing boilers including a full system upgrade.

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.

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 a hot water cylinder and roof tanks.

6.06 Drains

Surface water and soil drains discharge to the main drainage installation that runs across the rear, side and front of the property.

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

Rainwater goods are uPVC. The system is in fair condition. Some gutter joints need re-sealing and valley gutters require clearing of moss.

Some wastes and downpipes require rodding access and extending into the gullies, particularly the front porch downpipes. Gullies need proper covers and surrounds.

The inspection chamber covers for the property were lifted. The drains appeared reasonably free flowing although debris to the benchings requires clearing.

It is recommended a CCTV survey be done and the runs jetted to be certain of no other problems, particularly due to the close proximity of trees. (See 8.02)

6.06	Overhaul rain and waste water fittings.	£300
6.06	CCTV drain survey and jetting.	£600

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

Kitchen – Fitted kitchen with floor, wall units and work tops. Old but in good condition.

7.02 Sanitary Fittings

Kitchen - Stainless steel sink with mixer tap.

Bathroom – Cast iron bath with bath shower mixer taps, shower cubicle with mains shower, pedestal basin with pillar taps and wash down WC.

Separate WC – Wash down wc, wall mounted basin with pillar taps.

Sanitary fittings are believed original and in generally fair order.

7.03 Finishes

Remaining external joinery is mainly stain in fair condition. Redecorations will be required in the next 1-2 years.

Ceilings are mainly Artex and/or emulsion finish. Walls are emulsion.

Bathroom, wc and kitchen are tiled. Internal decorations are in fair order.

No internal decorations have been included as they 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 garage is in a similar condition to the house. General maintenance can be attended to at the same time as the house.

8.01 Garage maintenance. £300

8.02 Grounds

(As 3.02). The drive, paths, steps and patio areas will be slippery in rainy, icy conditions.

The rear patio paving is uneven in places and requires attention.

Generally tree roots are the same size as the crown above ground. The 'zone of influence' of the fir trees and tree to the rear/side boundary and front garden are not believed at the moment to be causing any undue problems with the structure or foundations of the property.

However, they are likely in the future cause damage to the boundaries, drains and foundations from root encroachment. The trees should be regularly trimmed or ideally removed. This would also apply to trees in neighbouring properties.

Any mature bushes and shrubs should also be removed within the vicinity of the house. The tree stump to the front garden should also be removed.

The corner of the left side concrete path has sunken slightly away from the property. In particular, the left corner section of concrete path has sunken noticeably, which is evidence of ground settlement. It is believed to be historical and not considered serious. There is no evidence indicating it has affected the property.

The front and rear garden retaining walls are in fair order but have no weepholes to dissipate ground water pressure.

Whilst this is not a major problem at this time they should be periodically checked to ensure there is no movement. At worst the walls will have to be rebuilt incorporating weep holes and adequate waterproofing to the rear face.

The upper brickwork is spalled and cracked and the copings are loose. Repairs are required. The coping stones should ideally be replaced with weather type, extending beyond the face of the brickwork to prevent further deterioration.

The rear steps also require repairs and spalled bricks replaced.

8.02 Works to paths and retaining walls. £500

8.02 Trim/cut back trees remove vegetation. £600

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/side – Open/Low level brick retaining wall.

Sides and rear –Hedges and timber fencing. These are in generally fair condition, general maintenance and some repairs are required.

Vegetation prevented a full inspection of some boundary areas and requires cutting back in places.

8.03 Boundary repairs and maintenance.

£400

It is advisable 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 to the walls. (Inspection drill holes were evident to the front wall). Windows benefit from double glazed units. Loft insulation is adequate to the main roof.

9.02 Ventilation

Rooms can be ventilated with window opening lights. No extract fans are fitted to the kitchen, wc or bathroom. These should be installed to reduce problems from smells and condensation build-up.

9.02 Install 3 No' fans.

£900

9.03 Safety

The property is generally acceptable from a safety aspect.

The drive, paths, patio and steps will be slippery in wet, icy weather.

Both electric and heating installations should be checked by qualified engineers. A fire wall should be added between the garage and house roofs.

In addition, the steel oil tank located in the garage is a potential fire hazard. Consideration should be given to providing some form of fire resistant covering.

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

Asbestos in good condition is not necessarily a hazard. If it deteriorates and starts to break up it does become a hazard. If any asbestos is discovered and removal is required, it should be done in a controlled manner by a licensed asbestos removal contractor. This can be very expensive.

Although unlikely due to the age of the property, it is possible asbestos may be found in other places or currently inaccessible areas during renovation works. 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.

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

9.04 Security

Consideration should be given to changing the locks to the external doors and the provision of additional security to all 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 it is a more likely target for break-ins.

9.05 Disturbance

No disturbance noted at the time of the inspection. Some disturbance could be experienced during the summer months.

9.06 Acoustics

It is not considered necessary to provide additional acoustic insulation, based on observations made at the time of the 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 to put the building into a good state of repair have been collected separately from those considered desirable to improve enjoyment of the property. Both are listed in Appendix A with an estimated cost of the works.

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 a generally acceptable overall condition and appears to have been reasonably maintained over the last few years. However, some routine maintenance will be required, particularly to the external joinery.

Internally, the property is in a presentable condition but requires some updating.

The central heating and electrical systems require checks, service and overhaul. It is likely the reports will recommend some upgrading of the electrics and renewal of the boiler in the next few years.

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 accordingly on the above and any other relevant matters.

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** Apart from the areas identified the structural walls are in reasonable order. The roofs require an overhaul and extra ventilation.
A fire wall should be added between the garage and house roof.
- 11.03** The property fabric is in fair order. External joinery will require regular attention.
- 11.04** UPVC doors and windows will need regular maintenance.
- 11.05** A specialist test and report for the electrical installation should be provided and it's recommended remedial works undertaken. It is likely to recommend an upgrade. Earth bonding should be checked.
- 11.08** The central heating and hot water system requires a service and overhaul. The boiler is likely to require renewal in the next few years.
There a possible safety/fire issues with the oil tank being located in the garage.
- 11.09** There are possible long term issues to the drains/property from tree root encroachment. Trees and vegetation require trimming/cutting back or removal.
- 11.10** Kitchen/bathroom fittings are old but in fair order.
- 11.11** The routine maintenance works required are generally to be expected for this type of property that has been reasonably maintained.
- 11.12** It is advised to possibly seek a reduction on the purchase price to offset some/all of the costs listed in Appendix A under essential.

Survey Ends.

Paul Anderson. MRICS, MCIQB
Anderson Associates

11 March 2015



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Repair isolated areas of defective brickwork and pointing.	£200
5.02	Chimney stack maintenance resulting from inspection.	£100
5.03	General overhaul of roofs. Clear moss/lichen from tile surfaces.	£400
5.03	Improve roof ventilation.	£900
5.03	Install fire wall between garage and house roof.	£1,000
5.11	External joinery redecoration.	£700
6.02	Electrical test and report. Up grade.	£600
6.05	Report and service of boiler, heating and hot and cold water systems.	£400
	Total	<u>£4,300</u>

Works Considered Desirable

5.04	Overhaul uPVC windows and doors.	£200
5.05	Apply safety film to glazed doors/panels.	£100
5.07	Smoke test to lounge fireplace.	£100
6.04	Lag unlagged/concealed pipework, tanks and fit lids.	£200
6.05	Renew boiler. (Year 2)	£2,000
6.06	Overhaul rain and waste water fittings.	£300
6.06	CCTV drain survey and jetting.	£600
8.01	Garage maintenance.	£300
8.02	Works to paths and retaining walls.	£500
8.02	Trim/cut back trees remove vegetation.	£600
8.03	Boundary repairs and maintenance.	£400
9.02	Install 3 No' fans.	£900
	Total	<u>£6,200</u>

The above costs do not allow for any specialist fees or V.A.T.

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

APPENDIX A
COST SUMMARY