Appendix VII
Report on Property to be Purchased

Preamble

We were asked to carry out a building survey on behalf of a client who had visited the property but wanted to have an expert opinion before he actually committed himself. It was agreed that we are not required to remove or take down any part of the structure for detailed examination. We were asked to examine the services in as much detail as possible but not to employ specialists, except to test the soil drainage system. If any of the other services are suspect then we will recommend that they should be tested by a competent specialist.

Property survey: No. 10 Orchard Road, Blankton, Kent

1.0 INTRODUCTION

1.1 Instructions

In accordance with your instructions we have examined the above property in as much details as possible in order to advise you as to its condition.

1.2 Description and situation

The property consists of a brick built detached bungalow with a tiled roof built about 1937. A detached garage is situated on the south side of the bungalow and a greenhouse in the garden on the west side. All elevations to the bungalow and garage are faced with brown sand-faced bricks. There is a bay window to the front elevation and a loggia overlooking the garden at the rear covered by the main roof. The property stands on a plot of land at the junction of Orchard Road and Mill Lane and is approximately rectangular with a frontage to Orchard Road of 19 m and a total depth of 48.7 m. Vehicular and pedestrian access is provided at the south east corner of the plot facing Orchard Road, with a brick boundary wall and gates. Access from the gates to the garage and front entrance is by means of concrete paving. The details concerning shopping, schools and local transport are all contained in the estate agent's particulars.

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1.3 Accommodation

In the following accommodation list the first dimension in each case is parallel to the frontage (see sketch plan attached).

Entrance Porch	(front elevation)
Entrance Hall	1.370 m wide
Sitting Room	3.500 × 4.200
Dining Room	3.500 × 3.450
Front Bedroom 1	3.200 × 3.650
Back Bedroom 2	2.280 × 2.600
Kitchen	2.440 × 2.600
Bathroom	2.400 × 1.524
WC	1.520 × 914 mm
Outbuildings	
Garage	2.600 × 6.095
Greenhouse	1.900 × 1.600
Garden shed	1.800 × 1.600

2.0 EXTERNAL CONDITION

2.1 External walls

The wall thicknesses were measured and were found to be 280 mm thick. This suggests cavity wall construction which was confirmed by the outer leaf of brickwork being laid in what is called stretcher bond, i.e. all end-to-end. Cavity construction consists of two structural leaves with a 50 mm space between the two leaves being connected together with metal ties. This type of construction improves the damp resistance and thermal insulation qualities. The pier to the west corner of the loggia is 457 mm square in facing bricks matching the main walls. The garage is constructed with the same facing bricks.

We were able to identify a damp-proof course in the main walls which was situated approximately 150 mm above ground level in order to prevent dampness from rising in the brickwork. Some time was spent in examining for evidence of rising damp that might cause problems in the future. There were no signs of damp penetration in any of the external walls. However, on the north flank wall earth has covered the damp-proof course for a height of about 50 mm. It was evident that this earth was deposited comparatively recently and has not yet caused any serious deterioration in the brickwork. This soil should be removed as soon as possible.

We were given permission by the present owner to excavate a small trial hole close to the east flank wall and expose the concrete foundation. Our examination showed that the subsoil consisted of shrinkable clay which necessitates the foundations being taken down to a sufficient depth to avoid atmospheric changes and the effects of vegetation. We are satisfied that the foundations are adequate and at a suitable depth so as not to be disturbed by any movement in the clay subsoil. Trees close to buildings can cause unequal settlement when active roots dry out.

There are no mature trees close to the building to cause any problems. The four small trees at the NW corner of the garden are well away from the building and are unlikely to cause problems in relation to the building.

There were no signs of any settlement cracks in the main walls, and the condition of the facing bricks is generally good. The brick pier at the SW corner of the loggia was closely examined. This pier carries the ends of two oak beams supporting the rear part of the roof. We were satisfied with the design of the pier and beams having regard to the loading and the subsoil. However, we did observe slight signs of movement at the two corners of the rear wall to the garage. This consisted of two fine vertical cracks at the junction between the brick pier and the half-brick rear wall extending from the floor to the eaves. The crack also extends across the concrete floor between the two flank walls. It was apparent from the signs internally that some settlement had taken place in the concrete floor slab. This is not unusual where the concrete floor also supports the walls. However, there is a certain amount of restraint provided by the roof structure mainly from the rafters and hips. If this type of foundation is not carried down sufficiently deeply seasonal movement will take place in the slab close to the surface causing a vertical fracture. We are unable to state whether this movement is likely to continue. An examination of this nature can only take place over a period of time in order to establish with any degree of certainty the exact cause of the failure. In our opinion the defect is not sufficient to warrant repair work at the present time but if you decide to purchase the property and the movement continues underpinning of the concrete slab and rebuilding the rear wall and piers may be needed.

The condition of the pointing to the whole of the property was examined and apart from a small area on the west wall below the windows is in reasonable condition. Defective pointing can sometimes cause deterioration of the brickwork due to frost action. If you purchase the property we suggest that the defective areas are repointed.

The brickwork to the bay window was closely examined. In properties of this age it is often found that the brickwork supporting bay windows tends to separate from the main structure due to the fact that it is lightly loaded and the foundation concrete is arranged at a different level to the main structure. There were no signs of movement in the brickwork, and the woodwork to the bay window is in sound condition.

2.2 Windows and doors

The windows throughout the property consist of timber casements and frames and are obviously the original. All the casements were opened and closed and found to be in serviceable condition. The paintwork is in fairly good condition but there are signs of minor outbreaks of wet rot in the lower members of the sashes on the west elevation. Some of the putties are cracked and loose. The repairs required are of a minor nature but we recommend that they are dealt with in the near future. The metal window furniture, i.e. stays and catches, have recently been renewed and are in sound working order. The sills are properly constructed and

have an adequate 'run-off'. The joints between the frames and adjoining brickwork are sound and there is no evidence of damp penetration.

The external doors and frames are of timber construction. The lower portion of the doors is panelled and the upper portion glazed with glazing bead fixings. The front door is in reasonable condition. The kitchen door has been neglected over the years. The problem is due to the entry of moisture through the glazing beads and open joints. The absence of a weatherboard on the external face means that rainwater is not thrown clear of the gap under the door and moisture has penetrated the joints between the bottom rail and stiles. The only satisfactory method of dealing with this problem is to renew the door completely.

The glazed doors between the dining room and loggia are in a satisfactory condition, but are difficult to open and require easing.

The double timber doors to the garage are well painted, but have several faults. The external face consists of tongued and grooved boarding secured to rails, stiles and braces. The problem here is that the strap hinges are inadequate and cannot support the weight of the doors. The doors have, therefore, dropped towards the centre of the opening and are difficult to open. A loosening of the joints between the rails and stiles has also occurred causing entry of moisture. Moisture has also penetrated the tongued and grooved joints of the match boarding.

Being close to ground level the lower timbers have become saturated with rising damp from the paving. There is also evidence of wet rot at the feet of the door frame. If deterioration is excessive it is sometimes less expensive to replace a complete set of doors and frames than to replace with small pieces of timber. We are of the opinion that this is such a case and accordingly recommend a complete replacement. As an alternative to timber doors you may wish to consider the installation of an 'up and over' door. They are suitable when doors are situated in a confined space and usually consist of aluminium sheeting secured to a mild steel frame operated by springs or balance weights.

The ornamental wrought iron gate between the bungalow and the garage is in reasonable condition and the hinges are firmly fixed into the brickwork.

2.3 Roofs (externally)

The main roof and garage are covered with machine made clay tiles laid on battens. Roofing felt has been provided over the rafters, but not to the garage roof. The ridges and hips are covered with half-round tiles, the hips being secured at the foot with galvanised hip irons. The tiles are generally in sound condition. Approximately six tiles close to the eaves are chipped or cracked and we recommend that they are replaced. We understand that the present owner has several matching tiles which have been kept for this purpose. The jointing material to the hips could be improved in various places to form a better watertight joint. The galvanising to four of the hip irons (two on the garage and two on the east side of the main roof) has deteriorated and we recommend that these are replaced in the near future. The open valley gutter to the front of the main roof is lined with lead sheeting. We are of the opinion that this is the original lining and shows signs of

'making good' in two places, but after an examination internally and externally we are satisfied that the lead is sufficiently sound for a further period.

Apart from the minor defects mentioned above there are no signs of any serious problems to the roof coverings.

2.4 Gutters and rainwater pipes

The gutters and rainwater pipes to both roofs are of cast-iron and judging by their design they are the original. The gutters and their supporting brackets were examined from a ladder and were found to be in a reasonable condition. However, the interiors of the gutters to the main building have patches of rust in various places. We, therefore, recommend that at the time of the next external painting the gutter interiors be cleaned out and two coats of bituminous paint applied.

With regard to the cast-iron rainwater pipes, two pipes on the west elevation are split at the back due to corrosion. This is not an unusual problem where pipes are close to the wall. Access for painting is obviously restricted. There were no signs that rainwater had caused dampness in the brickwork, but we recommend that these two sections of pipe be renewed and that the remainder are periodically checked. This problem could worsen in future years.

The soffit and fascia boards are sound and the paintwork is generally satisfactory.

2.5 Chimneys

The two chimney stacks on the north and south sides are of brick construction and match the main walls. The brickwork is sound, but some repointing is required to the top sections. The flues are no longer used for solid fuel fires as the open fires have been replaced by gas-fires. We are not able to give an opinion on the condition of the brick flues or make any comments on their efficiency (see Gas Fires). The flue terminals (chimney pots) were examined through binoculars and were found to be satisfactory. The terminals were secured to the top of the stack with a cement fillet known as flaunching. The flaunching to both stacks is cracked. Replacement is suggested in order to prevent dampness penetrating the stack below. This repair work is not unduly expensive and can be carried out when repointing the stack as previously described.

2.6 Soil and surface water drains

The main soil and surface water drains run on the north side of the property being drained on a totally separate system.

The soil drain receives the soil and waste from the various fittings in the bathroom, WC and kitchen and discharges into a public sewer in Orchard Road. The system is provided with three inspection chambers. The covers were lifted and the interiors examined. The brickwork channels, and benching to chambers 2 and 3 were found to be in sound condition. The metal cover to chamber 3

at the NW corner of the property is cracked and should be replaced as soon as possible to avoid the risk of personal injury. The frames to all three covers require cleaning and sealing with a grease compound. The front inspection chamber 1 is provided with an interceptor which prevents foul air from the sewer from entering the drains to the property. The chain attached to the interceptor cap is broken and the cap is stuck fast in the interceptor trap causing a partial blockage. The interceptor is, therefore, ineffective. A new chain and cap should be provided as soon as possible. The cement benching is cracked in places and requires making good. The chamber is ventilated by a fresh air inlet as shown on the attached sketch plan. The fresh air inlet was examined and found to be broken. A new head and mica flap valve is required. The head of the system is properly ventilated by a soil and vent pipe attached to the north wall adjacent to the WC compartment. The cast-iron vent pipe is taken approximately 900 mm above the eaves. The pipe was examined and found to be in sound condition.

From measurements taken between the inspection chambers and the depths of the drains at the three chambers we are of the opinion that the drains have been laid to a satisfactory fall. The main drain and the various branches are of 100 mm diameter glazed earthenware. The sizes are satisfactory for this type of system.

The gulleys receiving the waste water from the kitchen and bathroom were examined. The gulleys were found to be satisfactory but the grids are partially blocked with grease and hair and need cleaning.

In accordance with your instructions a water test was applied to the soil drainage system. Firstly, the main drain between inspection chambers 1 and 2 was tested and found to be in sound condition. Secondly, the main drain between inspection chambers 2 and 3 was tested and found to be in sound condition. The branches leading to inspection chambers 2 and 3 were also tested and found to be in sound condition.

The rainwater pipes receiving the surface water drainage from the roofs discharge over trapped earthenware gulleys. The various branches connect to a main drain on the north side of the property as shown on the sketch plan and discharge into a surface water sewer in Orchard Road. Rodding eyes have been fitted at the various junctions and an inspection chamber provided just inside the front boundary wall. The rodding eye covers and inspection chamber cover were partially covered with earth and weeds and had to be cleared before we could remove the covers. The covers to the inspection chamber and rodding eyes were removed and the interiors examined. The pipes, channels and brickwork were found to be in sound condition. The frames and edges of the covers are covered with rust and should be cleaned and coated with grease.

As agreed we have not tested the surface water drains and therefore cannot report on the condition and workmanship. However, when water was poured down each gulley it ran clearly through the system which seems to indicate that no obstructions have occurred and that drains have been laid to a satisfactory fall. Although this is only a simple test we are reasonably confident that a satisfactory system has been provided.

2.7 Garden outbuildings

The greenhouse on the west side of the property is constructed of cedar wood framing with a hinged glazed door of the same material. The lower members of the frame are bolted to a concrete slab. The timber is in fairly good condition, but we recommend that a coat of preservative is applied in the near future. The glass panels are bedded in putty and secured with sprigs externally. Some of the sprigs are defective and need replacing.

The shed is timber framed and lined externally with weatherboarding. The corners are protected by an angle corner post. The door is ledged and braced and the floor consists of plain edge boarding on joists supported on brick piers. The roof is of lean-to construction covered with felt on boarding. The felt has deteriorated and there are damp stains internally due to rainwater penetration. Apart from the roof covering the timberwork is in sound condition and has recently been treated with a timber preservative.

2.8 Paving

The pavings shown on the attached plan are all constructed in concrete with a slightly textured finish. The pavings appear to have been laid at different periods, the drive to the garage being a recent addition. The paving to the garden adjoining the west boundary is cracked in several places and a section approximately 4 m long on the south side of the garden has sunk. The defective areas are not dangerous but will no doubt have to be relaid in the near future.

2.9 Boundary walls, fences and gates

The boundary walls facing Orchard Road and Mill Lane are constructed of stock brickwork 114 mm thick strengthened with brick piers at approximately 2.700 centres finished with a creasing tile coping. The walls have been provided with a suitable damp course. The wall facing Orchard Road is 600 mm high with brick piers to the garage drive entrance supporting a pair of ornamental steel gates. The brickwork and gates are in a satisfactory condition.

The wall facing Mill Lane is approximately 1.8 m high. However earth from the garden has been allowed to pile up above the damp course at the NW corner of the site causing damp staining in the brickwork. We therefore recommend that the earth is moved. The pointing to both walls has been neglected in the past. An area of approximately 12 square metres requires repointing.

The fence to the west side of the property consists of waney cut larch panels secured to concrete posts. The fencing is a fairly recent improvement and is in sound condition. We understand from the present owner that the walls and fences marked 'T' on the attached plan belong to the property and that you will be responsible for their upkeep. The timber fence on the south side is under the ownership of the adjoining owner. However, we suggest that you check this matter with your solicitors.

3.0 INTERNAL CONDITION

3.1 Floors

The floors throughout the property are of solid concrete construction. This type of floor is normally constructed with a damp-proof membrane incorporated below the floor surface and its purpose is to prevent dampness from the ground reaching the surface. The finish in the sitting and dining rooms consists of oak block flooring, but the remaining rooms are finished with thermoplastic tiling and is obviously a fairly recent improvement.

A problem which sometimes occurs in solid floors arises from damp penetration or when the slab sinks or drops out of level. You will no doubt appreciate that we were not able to investigate the condition of the slab since the floor finishes could not be raised without causing damage. However, tests for dampness were made with a moisture meter on the surfaces throughout the property and the result of our examination was satisfactory. We also examined the floor for any signs of settlement or movement out of level, but there were no signs of settlement or disrepair. The garage floor is of solid concrete construction and apart from the fine hair crack described in item 2.1, is in fairly good condition. There were no signs of damp penetration.

3.2 Partitions

The majority of the internal partitions which support the ceiling and roof structure are of brick construction while the non-load-bearing partitions in the bathroom and WC area are evidently of concrete block construction. The partitions were examined in a number of places and from the roof space above were found to be in sound structural condition. There were fine cracks in the plaster at the junction between the bathroom partition and the external wall on the north side of the property. This is due to the fact that the partitions and external walls are formed of different materials. This is a common fault and we do not consider that it is in any way a serious matter.

3.3 Roofs (internally)

Access to the roof was obtained through a trap door situated in the hall ceiling. Boarded walk-ways were provided from front to rear of the roof space. The structured timbers supporting the roof coverings to all slopes were examined. The rafters to the two main slopes are supported by timber purlins. Each purlin is braced by timber struts and collars. The struts are secured to timber plates fixed to the ceiling joists which in turn are supported on the brick partitions. The feet of the rafters are nailed to the ceiling joists and wall plates to prevent outward spreading. The rafters are secured to a timber ridge piece at the top. The timbers are adequate for the height and span of the roof and we could find no evidence of undue pressure on the walls and partitions from the weight of the roof.

There is one criticism that might be made of the roof space. It is usual today to provide some form of insulation in the main roof against loss of heat. A glass fibre quilt or similar material laid between the ceiling joists would be a great improvement and would help to prevent heat loss.

The garage roof consists of timber rafters and collars, the rafters being secured to wall plates and a ridge piece. A close examination revealed that the timbers are securely fixed and their condition is satisfactory.

4.0 INTERIOR FINISHES

4.1 Wall and ceiling plaster

The ceilings throughout the property consist of plasterboard and plaster. There are minor cracks at the junctions between wall and ceiling plaster in the bathroom and kitchen no doubt due to slight movements in the ceiling joists. The plaster was tested and found to be generally sound. Cove cornices have been provided in the dining and sitting rooms. Slight cracking is noticeable in the cornices on the south wall. This is due to the movement of the structure referred to above and can easily be made good during normal redecoration.

4.2 Wall tiling

The walls to the bathroom and WC compartment are half-tiled with coloured ceramic wall tiles. The tiling appears to be a recent improvement. They have been laid with straight joints in both directions and are in sound condition. The only tiling in the kitchen consists of a white ceramic splash-back behind the sink unit. Two of the tiles were slightly cracked near the corners. This is not a serious matter and could easily be dealt with during normal redecoration.

4.3 Internal doors and other internal joinery

The doors are those provided when the bungalow was built. They are all a four panelled pattern and apart from the few minor defects listed below are all in sound condition:

(a) The door furniture to the bathroom is loose.
(b) The door to bedroom 2 needs easing.
(c) The folding doors between the sitting room and dining room are single panelled and in sound condition. However, the metal fittings and supporting track need adjusting and oiling.

There are fixed fanlights above the kitchen and bedroom 2 doors to enable 'borrowed light' to enter the hall. The doors and other joinery items to the meter and linen cupboards are generally in reasonable condition.

The kitchen contains formica faced floor units and work-tops and these are generally in reasonable condition. The brackets supporting the work-top adjacent to the cooker are loose.

4.4 Skirtings

The skirtings throughout the bungalow are 150 mm deep with rounded tops and are typical of that period. Apart from scratched paintwork the condition is generally fairly good.

4.5 Internal decorations

We understand that if you purchase the property a complete internal redecoration will be carried out and that we are not to report on the interior decorative condition.

4.6 Sanitary fittings and waste pipes etc.

The property contains the following sanitary fittings:

(a) Pink enamelled cast-iron bath length 1.67 m fitted with two handgrips. The bath is fitted with enamelled hardboard front and end panels with chromium plated angle strips.
(b) Pink vitreous china pedestal wash basin fitted with pillar valves with starheads.
(c) The WC compartment contains a pink vitreous china low level suite fitted with a 9 litre cistern with side supply, overflow, plastic seat and cover.
(d) The stainless steel sink unit in the kitchen is a fairly recent addition. The sink is fitted with 'Supatap' pillar valves.

The sanitary fittings are generally in sound condition. However, the bath shows slight staining around the outlet and the WC cistern is slow in filling and needs some adjustment.

The majority of the traps and waste pipes were concealed which made inspection impossible. However, the fittings discharged properly when filled and there were no signs of blockages.

5.0 SERVICES

5.1 Cold water supply

Water is laid on from the main in Orchard Road and a 12 mm copper rising main enters the property on the north side and rises up in an internal angle of the kitchen partitions. The supply pipe is taken to a 227 litre asbestos cold water storage cistern in the roof space. From the rising main a 12 mm branch is taken to the

kitchen sink. A stopcock is fitted where the rising main enters the kitchen. Ideally, there should be a drain cock fitted directly above to enable the system to be drained down should it be necessary to carry out repairs.

The cold water storage cistern is positioned over the brick partition between the kitchen and hall and is in a suitable position to supply the bathroom, WC and hot water system. The cistern is properly supported on timber bearers and is of adequate capacity for the number of fittings served. The entry of the mains supply to the cistern is controlled by a copper ball valve. The valve was examined and found to be in serviceable condition. A 25 mm overflow pipe is taken through the roof space to discharge just below the eaves on the north wall of the bungalow. The cistern is covered with an insulation board cover. Down services from the cistern consist of a 19 mm copper pipe taken across the ceiling joists into the bathroom and from there 12 mm branches are taken to the various sanitary fittings and to the hot water cylinder in the linen cupboard for the hot water supply. The main down service is fitted with a stopcock close to the cistern. The branches feeding the sanitary appliances are also fitted with stopcocks close to the appliances.

No defects in the pipework or layout were observed, but two of the stopcocks in the bathroom are stiff and should be freed in order to make sure that they can be turned off easily when required. All the taps ran satisfactorily, but the kitchen tap needs a new washer. Nevertheless, in the event of your purchasing the property, we advise that the pipework and cistern in the roof space are properly lagged. There could be a danger of freezing during very cold weather.

5.2 Hot water system

Hot water is provided by an electric immersion heater installed in a 180 litre copper cylinder with a sectional insulated jacket held in position with draw strings. The hot water cylinder is situated in the airing cupboard as shown on the attached plan. From the head of the cylinder a 19 mm supply pipe is taken through the roof space to the bath with 12 mm branches to the wash basin and kitchen sink unit. An expansion pipe is taken to a point above the could water storage cistern. When hot water is drawn off the cylinder it is replenished from the cold water storage cistern. The hot water system was not tested, but the pipework, stopcocks and joints were examined. We are satisfied that the system is in sound condition and that there is an adequate supply to the sanitary fittings. The pipework in the roof space is well insulated with hessian wrappings.

6.0 SPACE HEATING

6.1 Gas fires

A gas supply is laid on from the main in Orchard Road and enters the property on the east side and is taken to a meter in the hall cupboard. From the meter, pipe runs are taken to the gas fires in the sitting room and bedroom 1. We understand

that the gas fires were installed some 5 years ago and when switched on were found to be working efficiently. The fires are connected to the original fireplace flues. Gas connections have been correctly made and a closure plate has been provided at the back to seal the void behind the appliance. The plate has a slot at the base to allow air to enter. We understand that the fires have been regularly serviced by the Gas Board and are in serviceable condition.

Permanent ventilation has been provided for introducing air to the rooms. The main supply to the meter is hidden and, therefore, we cannot answer for its condition. The majority of the pipe runs internally are on the surface secured to the skirtings and well painted. We were only able to make a superficial examination of the pipes but from their appearance we are satisfied that they are in a satisfactory condition. If you decide to purchase the property we suggest that you request the Gas Board to advise you as to the condition of the main intake and supply runs.

6.2 Electric heaters

An off-peak electric storage heater is installed in the hall. This type of heater has a core of special bricks which are heated up during the night. The heat is then dissipated by the hot bricks during the day. The unit is fitted with an independent electric circuit as required by the current electrical regulations. The heater is working satisfactorily and is no doubt adequate for the present arrangement.

The kitchen and bathroom are heated by wall mounted infrared heaters with pull cord switching. The heat output is 1.8 kW. The dining room and bedroom 2 are heated by electric panel fires secured to the wall in the positions shown on the sketch. Both these appliances are fairly modern and are in serviceable condition.

6.3 Electrical installation

Electrical supply is laid on from Orchard Road and enters the property on the east side and thence to a meter in the hall cupboard. A single consumer unit, made of metal, holding a row of plug-in rewireable fuses and a single main switch is fixed on the left hand partition. This type was first installed about 25 years ago and this unit is obviously a replacement.

In accordance with your instructions we have not had the installation tested. The 13 A square holed socket outlets, cooker point and flush mounted light switches are modern. The following is a list of socket outlets fitted in the principal rooms:

Sitting Room	3
Dining Room	3
Bedroom 1	3
Bedroom 2	2
Kitchen	4
Hall	1
Garage	1

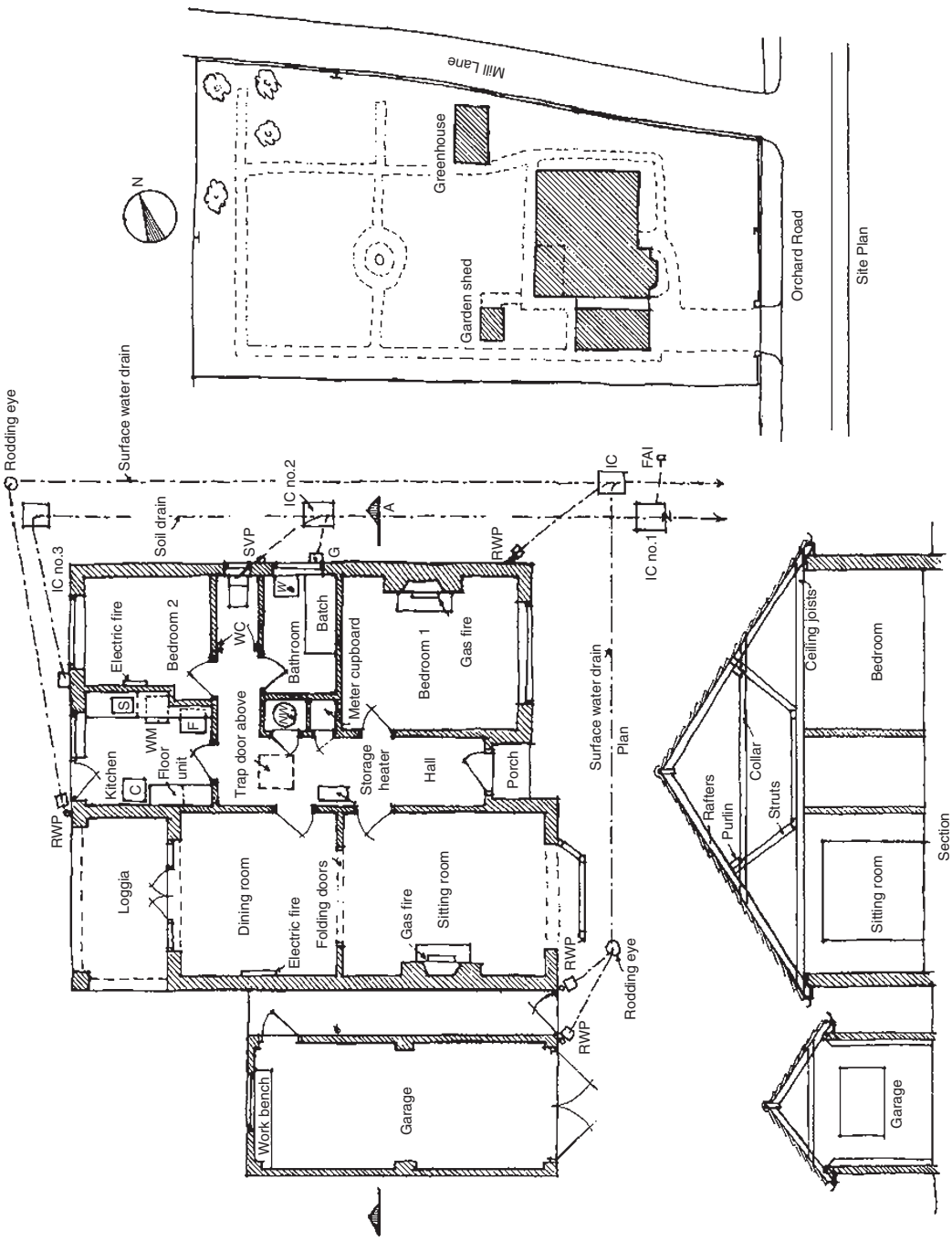

Figure AVII Plan of detached bungalow referred to in the report (Appendix VII)

The electric storage heater and infrared heaters are connected to the consumer unit by PVC insulated cables which is the most commonly used system of wiring at the present time. Judging from appearances we are reasonably confident that the fittings are in serviceable condition. We examined the cables in the roof space and other places where they were exposed and found that they were rubber insulated and above 40 years old. This type of wiring is now obsolete and often dangerous due to the age of the insulation material and mechanical damage. We are, therefore, of the opinion that the cables are a mixture of various types and if you decide to purchase the property we strongly advise that the system is examined and tested by a competent electrical engineer or the supply authority.

7.0 SUMMARY

As can be seen from the foregoing report, the property is in a fairly reasonable condition. However, there are a number of matters which require attention at the present time or in the foreseeable future. The defects which require immediate attention can be summarised as follows:

1) Remove soil above the damp-course (north flank wall).
2) Wet rot in timber casements.
3) Renew external door to kitchen.
4) Renew garage doors.
5) Renew two damaged rainwater pipe sections.
6) Repoint brickwork to the top of the two chimney stacks and make good fractured flaunching.
7) Renew cover to inspection chamber 3.
8) Renew chain and cap to interceptor and make good cracked benching (inspection chamber 1).
9) Renew broken mica flap to fresh air inlet.
10) Clean all gulley gratings.
11) Renew roofing felt to garden shed.
12) Minor repairs to internal doors.
13) Release stop-cocks in bathroom.
14) Adjust ball valve to WC cistern.
15) Lag pipes and provide insulation to cold water storage cistern in roof space.

In order to give you an approximate idea of what expenditure might be involved, we consider that a sum of £ (insert amount) might be required to carry out the repairs and improvements to the foregoing items.

The following items are not serious problems and therefore need not be carried out immediately, but are pointers to repairs that will be needed in the foreseeable future:

1) Replace cracked roof tiles and hip irons.
2) Paint interior of gutters.

3) Clean and grease inspection chamber frames and covers to both soil and surface water drains.
4) Renew glazing sprigs to greenhouse.
5) Renew broken and sunken paving.
6) Repoint boundary walls.
7) Renew cracked kitchen wall tiles.

We would expect the above items to cost approximately £ (insert amount). With regard to the fractures in the rear wall and floor of the garage, these are likely to need remedial work in the future depending on the circumstances as detailed in the report (see item 3). In order to give you an approximate idea of the cost involved we consider that a sum of £ (insert amount) might be required to rebuild the rear wall and foundation. This figure is based on present day prices.

In addition to the foregoing items, your attention is drawn to the recommendations concerning the need for the electric and gas installation to be tested by appropriate specialists. The cost of these items can be obtained from the specialists concerned.

We understand from the present owner that the following kitchen fittings will be removed when he vacates the property:

1) Refrigerator
2) Washing machine
3) Electric cooker.

The survey of the property has been carried out on the basis of the following conditions:

1) The examination of the property was visual and was made from ground level, ladders and from roofs where accessible.
2) That it was not possible to inspect the interior of the two chimney flues.
3) That no inspection of the structural concrete slab to the ground floor was possible.
4) We have not examined any parts of the structure which are inaccessible or covered, and we are, therefore, unable to report that such parts of the property are free of defects.

We trust that this report give you all the information you need but if there is any further information you may require please contact us.

Signed:…….(Surveyor)
Date:…….