

Building Survey

on

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Summary

Property

Property Address

Brief description

The mixed property of likely late Victorian origin with more recent extensions located along the busy road leading to Eccles town centre.

Property type

An end terraced two storey premises with extensions. There are 2 retail units on the ground floor and a self-contained flat spanning the two retail units at first floor.

Year built

The original premises are likely circa 1900 and the extended premises are likely built at two different stages around the 1970s / 1980s.

Accommodation

GF – 2 retail units - the left unit has retail space and a store/ kitchenette and a separate WC. The right unit has a retail space, kitchenette & a separate WC.

FF – 3 bedrooms, a lounge, kitchen & bathroom/W.C.

External Areas – There is an enclosed rear garden. The vendor has confirmed that the concrete paved area adjoining the front elevation to the retail units belongs to the premises.

Tenure

We presume that the tenure is freehold and free from encumbrances and your solicitors should check this.

Brief Overall Assessment

The estimates that we have provided are for guideline purposes only. Building costs can vary considerably and we recommend that you arrange the Further Investigations and the further estimates / quotations, prior to exchange of contracts, in order that you are more fully aware of the potential costs that could ensue. We do not provide guideline prices for Further Investigations considering that until the further investigations have been carried out we cannot gauge the extent of works required. Also the results of those Further Investigations may confirm that no further actions are required.

You may wish to obtain a Homecheck report on the property which will provide further information regarding environmental and neighbourhood factors affecting this post code area www.homecheck.co.uk (see General Environmental Factors below).

Serious Defects

Roof Drainage

Fit a new section of gutter to the front elevation of the property.

Exterior Doors

Replace the exterior doors to the rear of the property with exterior quality doors and we recommend that security grills are provided to these doors.

Ceilings

Replace the ceilings to the rear extension. Sections of replacement ceiling are also advised to the stairwell and to the rear hallway.

Windows	Replace the cracked window and the window panes damaged with interstitial condensation. Replace the mastic where required.
Cold Water	We strongly recommend that a plumber checks the cold water installation to the left retail unit and carries out required repairs considering the burst pipe within the separate WC which has caused significant damage to the rear extension. The inspection/repairs should be carried out before the water is turned back onto the left retail unit.
Electricity	There is particular concern regarding the water damaged rear section to the left retail unit and the impact that this will have on the electrical wiring installation and great care should be taken before the electrical installation is inspected, in particular to the left retail unit.
Essential Repairs	
Main Roof Coverings	Check the lead flashing to the rear extension roof covering and re-fix or install an effective lead flashing.
Roof	Drainage Realign the downspout to the Gable elevation to the outrigger and clear out the gutters and gullies.
Exterior Decoration	Prepare and redecorate the exterior timbers throughout.
Interior Doors	Replace the reception room/staircase door and if glazing is to be incorporated ensure that the glazing is of toughened glass.
Interior Decoration	Prepare and redecorate the water damaged areas.
Areas / Paths / Patios	Clear out the rubbish and cut down the overgrown vegetation to the rear garden area. Boundaries and Fences Re-point the rear boundary.
Other Repairs	
Main Roof Coverings	Re-mortar the ridge tiles where appropriate.
Eaves / Fascias & Soffits	Remove the timber fascia located above the shop fronts.
Main Roof Construction	Incorporate improved number and size of ventilation points within the roof covering to increase the air circulation within the roof structure.
Ceilings	Consider plaster skimming of the artex covered ceilings.
Walls, Partitions and Plasterwork	Hack away any plaster affected by water damage and make good the exposed area thereafter.
Windows	Replace the broken window handles.
Sanitary Fittings	Fix the loose head to the cold tap to the panelled bath. Ensure that the low level WC to the flat bathroom is flushing.

Further Investigations

Main Roof Construction

We recommend creation of a larger ceiling hatch to enable access to the main roof structure and also the creation of a ceiling hatch to the outrigger roof structure above the bathroom in order that all of these roof structures can be suitably inspected. The points referred to below under Condition within this section should then be checked.

Floors

Check the condition of the floor to the rear extension once the debris and clutter from the water damage has been removed.

Built In and Kitchen Fittings

Check the condition of the kitchen units to the left retail unit.

Sanitary Fittings

Check the condition of the sanitary fittings to the retail units.

Drainage

We recommend that a plumber reports on the drainage system serving this property and advises you further regarding the provision of an inspection chamber and whether in the plumber's opinion any building over of the drains/inspection chamber has been carried out.

Cold Water

Plumber to check whether the likely former lead water inlet pipe to the premises has been replaced with a modern plastic water inlet pipe and if not this work should be carried out.

Gas

We recommend that a Gas Safe registered engineer carries out a routine inspection of the gas inlet pipes with the aim of providing a Gas Safety certificate.

Electricity

An NICEIC qualified electrical contractor should report on the electrical installations to the retail units and to the first floor flat and should advise you further regarding a suitable fire alarm system for the retail and residential units.

Heating

An NICEIC registered contractor should inspect the Economy 7 installation. The heating engineer should advise you further regarding a suitable modern combination heating and hot water installation for the retail units and the first floor flat.

Thermal Insulation

We recommend that you make enquiries of the local authority to ascertain whether there is any available grant assistance towards thermal insulation improvements. The local authority will also be able to provide you with literature/advice regarding thermal insulation.

Boundaries and Fences

Check the condition and stability of the rear left and right lateral boundaries.

Trees

Arboriculturist / Tree Surgeon to advise you regarding the maintenance requirements for the trees to this property.

Dampness

We recommend that a BCDCA registered company reports on the dampness and water damage to this premises.

Timber Defects

We recommend that you take advice from a BWPA registered damp and timber treatment company regarding a thorough inspection of the timbers throughout to the rear single story extension because of the water damage to this area.

We recommend that once improved access has been arranged to the main roof structure and also to the roof void above the bathroom to the flat that those roof structure areas are inspected by the precautionary basis to determine whether any treatment/repair either necessary or precautionary is required. See our comments above regarding Dampness and the high readings obtained to some of the timber skirting's which will cause deterioration to these areas of timber.

In addition we have confirmed that there is deterioration to exterior timbers to the property and some replacement timbers may be required depending upon the preparation work to the exterior timbers prior to the exterior decoration.

The timber treatment company should also inspect the area to the walls and ceiling adjoining the base of the stairs and the rear hall which is damaged by water penetration.

The inspecting company may recommend other areas of further investigation as a precautionary measure.

Environmental Matters

We would recommend that you obtain a Homecheck report for the locality which will cover such matters as historical land use, radon gas, mining, pollution, flooding, landfill sites, contaminated land & neighbourhood factors.

Matters for your Solicitor

Drainage

Your solicitors should request any current drainage layout plan to determine the run of the drains and should also establish the ownership and maintenance responsibilities for the drains serving this property.

Cold Water

Your solicitors should clarify whether there is a water meter serving this property.

Electricity

Your solicitors should enquire regarding any servicing/maintenance agreements for the security alarm together with any instruction manuals and codes.

Heating

Your solicitors should request any operating manuals/guarantees relating to the Economy 7 installation.

Boundaries and Fences

Solicitors to establish the ownership and maintenance responsibilities for the boundaries and should determine whether there are any covenants preventing the construction of boundary structures to the front garden

areas.

Trees

Your solicitors should advise you regarding an owner’s responsibility regarding trees generally including overhanging branches and boundaries.

General Environmental Factors

A Homecheck report and specific reports may be requested considering the general environmental information for this post code area.

Planning

You should ask your solicitors to advise you in respect to any Planning matters. Solicitors to request the correspondence from the local planning department in relation to the extended areas and should enquire about any planning permissions and architects drawings and or an architect’s certificates that may relate to this property.

Building Regulations

Solicitors to advise you in respect to any Building Regulation matters. Your solicitors should request any Building Regulation Approvals, Build Over Agreements and Final Completion Certificates relating to this property.

Roads

Your solicitors should advise you with respect to the roads.

Rights of Way/Wayleaves/Easements

Solicitors to establish any rights of way, easements, encumbrances or wayleaves that affect this property.

Surveyor

Gavin Floyd FRICS

Signed

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For DEESURVEYS Ltd

Date

.....

Instruction

Instruction from

Date of Instruction	3.10.14
Date of Inspection	10.10.14
Weather	Dry and very cold.
Furnished / unfurnished	The flat is furnished and the retail units are unfurnished.
Occupancy	The flat appears occupied and the retail units are vacant.
Orientation	The property faces west / north west.
Date of Report	10.10.14

Survey Report

Exterior

Chimney Stacks

Description

There are no chimney stacks.

Main Roof Coverings

Description

There is a dual pitched part natural slate and part concrete tiled covered roof incorporating clay ridge tiles to the main building.

There is a single pitched natural slate covered roof covering to the rear outrigger and a single pitched concrete tiled covering to the rear extension.

Condition

Our view of the outrigger roof covering was limited from our ground level inspection and we were unable to tell for certain whether slates to the rear roof coverings to the original building have been re-secured. There are some raised slates to the outrigger roof covering. Some re-mortaring is required to the clay ridge tiles to the main roof covering. There is a slot mark apparent above the point where the single pitched roof to the rear extension meets the rear elevation to the main building and this slot will have been created to fit a lead flashing (see our comments below under Interior – Main Roof Construction). There is a light apparent within the single storey extension where the roof meets the rear elevation to the main building. The roofer should inspect to determine whether re-fixing of or a partial or full lead flashing is required to the single storey extension roof covering.

From our restricted ground level view we could not be certain as to whether there is cement sheeting to the underside of the cement verges. Prior to the prohibition of asbestos fibres within building materials introduced in the 1980s cement sheeting was known to contain asbestos fibres. Should such materials degrade then potentially harmful asbestos fibres can be released into the atmosphere. Any removal of asbestos sheeting containing asbestos fibres should be carried out by a contractor licensed to handle asbestos containing materials.

We have recommended some works of repair below and should it become obvious that any slates or tiles require repair or replacement then this work should be carried out.

Essential Repairs

Check the lead flashing to the rear extension roof covering and re-fix or install an effective lead flashing.

Other Repairs

Re-mortar the ridge tiles where appropriate.

Roof Drainage

Description

There are PVC gutters and downspouts.

Condition

A section of the gutter to the front elevation is out of alignment and

requires replacement. In its current state damage to the underlying front elevation mortar would occur via the rainwater overspill. The downspout to the Gable elevation to the outrigger is out of alignment and should ideally empty directly into the rear extension gutter although if it is to empty onto the rear extension roof covering then shortening of the downspout should be carried out in order that it drops in a vertical fashion and that its joint with the up-lying gutter is secure.

Debris and restricted access prevented any clear comment regarding whether the downspouts connecting to rainwater gullies.

Gutters and rainwater gullies should be cleared out on a routine 2/3 yearly basis to prevent the build-up of debris which leads to possible flooding / overflowing.

See our comments upon our Services - Drainage.

Serious Defects

Fit a new section of gutter to the front elevation of the property.

Essential Repairs

Realign the downspouts to the Gable elevation to the outrigger and clear out the gutters and gullies.

Eaves, Fascias & Soffits

Description

There are timber fascias to the eaves area and there is a timber fascia above the shop windows to the front elevation of the property.

Condition

The timber fascia running above the shop windows to the front elevation is in poor condition and should be removed. It was difficult to determine the condition of the eaves and fascias from ground level although see our comments below under Exterior Decorations.

Other Repairs

Remove the timber fascia located above the shop fronts.

Main Walls

Description

The main walls are formed of original solid brick walls together with cavity brick/block extended / rebuilt sections. The rear elevation brickwork to the original building has been gloss painted.

Condition

We could not gain access to the Gable elevation to the premises which restricted our view of this elevation. However the apparent elevations appeared stable and the Gable elevation itself is relatively modern compared to the original building.

Considering the defective guttering referred to under Roof Drainage above damage from erosion may have been caused to the nearby brickwork mortar via overflowing from the guttering; if so any defective mortar should be replaced.

See our comments below under Exterior Decorations.

Sub-Floor Ventilation

Description The ground floor is of solid construction rather than of suspended timber construction and there is no requirement therefore for sub floor ventilation.

Damp Proof Course

Description There is a plastic damp proof course which is at a suitable height above ground level installed to the rear extension. We anticipate the presence of a plastic damp proof course to the Gable elevation and to the front elevation although we could not determine this for certain. The original solid brick structure is unlikely to have any form of damp proof course in keeping with the age of the original structure.

Condition The damp proof course should not be bridged as this could facilitate rising dampness to the corresponding interior face of the property.

See our comments below under Dampness.

Windows

Description There are PVC double glazed windows to the property together with mahogany framed cottage style windows to the front elevations to the retail units. There are metal security grills to the windows to the rear extension and there are manually controlled roller shutters to the front elevation windows to the retail units.

Condition We are of the view that the PVC double glazed Windows will no longer be subject to any current guarantees and see our comments below under Interior – Windows and interstitial condensation (between the panes).

Exterior Doors

Description There is a PVC double glazed rear entrance door together with a flush timber rear door into the extension. Both shop units have mahogany framed doors incorporating cottage paned glazing and these doors have manual roller shutter covers.

Condition The flush door to the rear of the extension is in very poor condition and we are concerned about its security function. This door should be replaced and we would advise a security grill be provided to this replacement door. The remaining double glazed door to the rear of the building is badly affected by interstitial condensation (between the panes) and this door should be replaced.

Serious Defects Replace the exterior doors to the rear of the property with exterior quality doors and we recommend that security grills are provided to these doors.

Exterior Decoration

Description There are gloss painted exterior timbers and the original rear elevation brickwork has been painted also.

Condition Preparation and redecoration is recommended to all of the exterior timbers. It should be noted that preparation work prior to redecoration can often uncover areas of timber that may require repair or renewal. For

the sake of uniformity the painted rear elevations brickwork should be repainted.

Under Roof Drainage above we have referred to defective guttering and we anticipate that the overflowing of water via the defective guttering could cause damage to the underlying fascia.

Essential Repairs

Prepare and redecorate the exterior timbers throughout.

Special Features

Condition

There are no special features.

Interior

Main Roof Construction

Description

Access to the main roof void was via a small hatch within the gable mid bedroom ceiling. The access was very restricted due to the small size of the hatch and the timber well built up around this ceiling Hatch. We were only able to obtain head access through this hatch.

Purlins support a series of rafters and we believe that there is a sarking felt between the rafters and the roof covering at least to the section of roof structure viewable from the ceiling Hatch. There is an original brick party wall with the right adjoining property and there was a concrete block inner leaf apparent to the Gable elevation.

Re-covering has been carried out to the main roof structure and if not completely then at least partially and ventilation points have been incorporated.

There is a timber framed single pitch roof structure to the rear extension incorporating a sarking felt.

Condition

Considering our restricted access were unable to make any extensive comments on the main roof construction. We recommend further investigation once a larger ceiling hatch has been created, to facilitate access. The timber well formed around the ceiling hatch to the mid bedroom is likely to be due to part of the structure providing the suspended pine ceiling evident to this room.

Any further investigation should check whether the party wall to the right neighbouring property is fully built-up to adjoin the main roof covering as this is important from both a security point of view and also to restrict the spread of possible fire and smoke between the premises. See also our comments below under Timber Defects.

We consider the ventilation points within the roof covering to be small and ideally they should be increased in size and number to include the outrigger roof covering.

There is a suspended timber pine ceiling to parts of the property including the bathroom and there was no access via the bathroom ceiling into the outrigger roof structure. We recommend that a ceiling hatch is installed to the outrigger roof void to enable inspection of its roof structure.

The roof structure to the rear extension was apparent and the ceilings to this particular area are badly damaged with sections removed altogether. Daylight was evident where this roof structure adjoins the original rear elevation to the two-storey premises and see our comments above under Exterior – Main Roof Covering and also under Timber Defects.

From the restricted area around the ceiling hatch there was no suitable insulation and see our comments below under Thermal Insulation. See also our comments below under Timber Defects.

Further Investigation	We recommend creation of a larger ceiling hatch to enable access to the main roof structure and also the creation of a ceiling hatch to the outrigger roof structure above the bathroom in order that all of these roof structures can be suitably inspected. The points referred to above under Condition within this section should then be checked.
Other Repairs	Incorporate improved number and size of ventilation points within the roof covering to increase the air circulation within the roof structure.
Ceilings	
Description	There are plaster boarded ceilings with a plaster skim finish. There are also suspended pine ceilings and there are ceilings covered with an artex finish. Within the shop units there are areas of suspended metal framed ceilings incorporating fibre boards and electric fluorescent strip light panels. Within the retail units there are mock beamed ceilings with artex sections.
Condition	<p>Prior to 1980 artex was known to contain asbestos fibres. Asbestos fibres are known to be hazardous to health should they be released into the atmosphere. We are unable to confirm the age of the artexed covered surfaces although with older artexed areas it is more prudent to plaster skim such ceiling rather than to rub them down which would release the asbestos fibres into the atmosphere and in such cases the plasterer should ensure that suitable protective gear is used.</p> <p>We believe that there may be lathe and plaster ceilings above the suspended pine ceilings.</p> <p>The ceiling to the rear extension has been badly damaged firstly via water leakage from a burst water pipe and possibly also from the ingress of water via the area of daylight between the rear extension roof covering and the rear elevation to the original premises. The rear extension has been neglected despite the water damage and replacement ceilings throughout are required.</p> <p>The ceiling to the stairwell and to the rear all have been damaged via the previous water leak and there is heavy black mould remaining (see our comments below under Timber Defects).</p> <p>See our comments below under Services – Electricity.</p>
Serious Defects	Replace the ceilings to the rear extension. Sections of replacement ceiling are also advised to the stairwell and to the rear hallway.
Other Repairs	Consider plaster skimming of the artex covered ceilings.

Walls, Partitions and Plasterwork

Description

There are timber studded and plasterboard internal walls with a plaster skim finish. There are also solid walls with a plaster skim finish and some of the interior faces to the exterior elevations have been dry lined with plasterboard and a plaster skim finish.

Condition

We have considered whether there is any asbestos sheeting attached to the timber framed walls rather than lath and plaster or plasterboard/plaster skim finish. The timber framed walls are coated with wallpaper or emulsion preventing a definitive answer although we anticipate that the coverings are either lathe and plaster or plasterboard / plaster skim rather than asbestos cement sheeting.

Damage has been caused to the stairwell walls and to the rear hall walls by the water penetration referred to above under Ceilings. We believe that this particular water penetration has occurred via the hot water cylinder or connected piping within the airing cupboard above the stairwell, the results of a leak which we are informed by the occupant has now been repaired. It should be considered that there is a casing to the base of the staircase wall adjoining the door which we anticipate covers water piping leading to the up lying hot water cylinder and the casing should be removed to ensure that the likely underlying water pipes are not leaking or damaged (see Services – Cold Water below). Considering the amount of damage to the areas referred to here which are covered with black mould we recommend that the affected plaster is hacked away and that the exposed area is then made good thereafter. Also see our comments below under Dampness.

Other Repairs

Hack away any plaster affected by water damage and make good the exposed area thereafter.

Fireplaces, Flues and Chimney Breasts

Description

There are no chimney breasts within the premises.

Condition

We have confirmed above under Main Roof Structure that we have been unable to access the roof voids fully and we are unable to confirm therefore whether there are any remnants of chimney breasts passing through the roof voids supporting former chimney stacks now removed. We have advised under Main Roof Structure that ceiling Hatch access be improved to allow further inspection of the roof voids and should it be apparent that there are sections of chimney breast within the roof void now unsupported because low lying chimney breasts have been removed within the accommodation then those remaining sections of chimney breast within the roof void should be removed also because of their lack of support below (see our comments above under Main Roof Coverings).

Floors

Description

Ground Floor – the ground floor appears to be of solid construction throughout. Within both retail areas there is a step leading up to the rear sections of the retail areas.

First Floor – the first floor is of suspended timber throughout. There are fitted floor coverings throughout which prevented a clear view of the floor surfaces.

Condition

Carpets were pulled back at random and it was apparent that there was no obvious deterioration nor undue springiness or unevenness to the floors.

We have confirmed above under Ceilings and also under Walls, Partitions and Plasterwork that water damage has occurred to the rear extension and once all the debris has been removed from the rear extension its floors should be checked to determine whether drying out or repair is necessary.

Further Investigation

Check the condition of the floor to the rear extension once the debris and clutter from the water damage has been removed.

Windows

Description

There are PVC double glazed Windows together with timber framed cottage paned shop fronts to the retail units.

Condition

There are broken handles to the opening sections to the reception room and to the front bedroom.

There is interstitial condensation (between the panes) to several of the windows and there is a cracked window pane to the bathroom/WC. The windows damaged with interstitial condensation and the cracked window should be replaced. It may be possible to replace the broken handles where appropriate. Generally the standard of the double glazing installation is not good and repair should also include checking the mastic to ensure that there is a suitable mastic around the window frames. A FENSA registered double glazing company should be used for the repairs/replacements and such company may also recommend replacement of the window frames to the damaged windows.

Serious Defects

Replace the cracked window and the window panes damaged with interstitial condensation. Replace the mastic where required.

Other Repairs

Replace the broken window handles.

Interior Doors

Description

There are moulded bare pine and mahogany interior doors and there are flush doors to the retail units. There is a bare pine door with two frosted glass panels to the reception room/staircase.

Condition

The glazing to the reception room/staircase door does not appear to be of

toughened glass. This is considered to be a health and safety risk should falling against the glazed panels or slamming of the glazed doors occur.

Essential Repairs

Replace the reception room/staircase door and if glazing is to be incorporated ensure that the glazing is of toughened glass.

Staircases

Description

There is a single flight enclosed staircase with both solid and also timber framed and plaster boarded walls.

Condition

The staircase appeared stable however see our comments above under Interior – ceilings and also Interior – Walls, Partitions and Plasterwork.

Built In and Kitchen Fittings

Description

The kitchen to the flat contains work surfaces with base units under, eye-level wall cupboards and a single drainer resin sink unit, there is a built-in oven and part tiled walls.

The kitchen next to both retail units incorporate single drainer stainless steel sink units with small work surfaces adjoining together with a Solectra Contract electric water heater to one of the kitchens and there is and a Sadia Express water heater to the remaining kitchenette. There are work surfaces with base units under and eye-level wall cupboards.

Condition

The testing of electrical apparatus/equipment lies outside the scope of this report. There has been considerable damage to the kitchen/store/separate WC to the left retail unit and see our comments below under Services – Cold Water and also under Ceilings and under Walls, Partitions and Plasterwork together with Services – Electricity.

We were unable to access the kitchen units to the left retail unit due to the debris and refuse relating to the water damage that has occurred to this area.

The kitchen units to the flat and also to the right retail unit were satisfactory.

Further Investigation

Check the condition of the kitchen units to the left retail unit.

Sanitary Fittings

Description

There is a low-level W.C, pedestal wash basin and panelled bath together with part tiled walls & pine clad walls. The water pressures were satisfactory and there was no evidence of any leakages.

Left Retail Unit - There is a low level W.C & a washbasin.

Right Retail Unit - Separate W.C, washbasin & A Newlec water heater.

Condition

A burst pipe has caused the damage to the WC kitchenette/storage area to the left retail unit. Further Inspection of the sanitary fittings to the left

retail unit will be required as part of the refurbishment works to the left retail unit.

There was a loose head to the cold tap to the panelled bath in the flat. The flush to the low level WC in the flat is not working and we have considered whether the water has been turned off to the low level WC.

We were unable to access the right retail separate W.C. The doorway access to the area is blocked with a washing machine.

Further Investigation

Check the condition of the sanitary fittings to the retail units.

Other Repairs

Fix the loose head to the cold tap to the panelled bath. Ensure that the low level WC to the flat bathroom is flushing.

Interior Decoration

Description

There are wallpapered walls and dark stained ceiling timbers together with emulsion covered walls and ceilings, areas of artex and glossed timbers.

Condition

See our comments above under Ceilings and the artex covered areas.

Much of the decorations are in fair condition although the water damaged areas will require complete preparation and re-decoration once the repair works to those areas have been carried out.

Essential Repairs

Prepare and redecorate the water damaged areas.

Services

Note

Drainage

Description

Mains drainage is connected to the property and there is a PVC soil stack adjoining the rear elevation to the outrigger. There is also a short soil stack within the separate WC to the left retail unit.

Condition

We did not locate an inspection chamber within the grounds to these premises. The rear garden area is extremely overgrown and cluttered which may have concealed an inspection chamber although we have no evidence to confirm this. The original premises have been extended to the rear and we have considered whether the extension has involved the building over of drains or an inspection chamber (S) serving the premises. If so then a Build Over Agreement would have been required and see our comments under Building Regulations below.

The short soil stack within the separate WC to the left retail unit should exit to the outside of the premises. The separate WC and adjoining storage/kitchen at area to the left retail unit is badly damaged by water penetration and a suitable soil stack could be incorporated during the required refurbishment works to these areas.

Your solicitors should request any drainage layout plan to help determine the run of the drains and whether rainwater gullies connect to the mains drainage system rather than into soak-aways. Considering the urban nature of the locality the likelihood is that the rainwater gullies connect to the mains drainage system.

Further Investigation

We recommend that a plumber reports on the drainage system serving this property and advises you further regarding the provision of an inspection chamber and whether in the plumber's opinion any building over of the drains/inspection chamber has been carried out.

Matter for Solicitor

Your solicitors should request any current drainage layout plan to determine the run of the drains and should also establish the ownership and maintenance responsibilities for the drains serving this property.

Cold Water

Description

Mains water is connected to the property and there is a stopcock adjoining the party wall with the right shop unit and its kitchenette. There is a cold tap within the rear hall adjoining the party wall to the kitchenette to the right shop.

Condition

The water pressures were satisfactory to the right shop and to the first floor flat. The water has been turned off to the left retail unit and this is because of a former burst pipe within the separate WC to the left unit which has caused considerable damage to the kitchenette/store/WC to this unit as explained above under Interior – Ceilings, Walls Partitions and Plasterwork and also under Floors. It is essential that a plumber inspect the cold water installation to the left retail unit and carries out any repairs/replacements before the water is turned back on to the left retail

unit. The apparent cold water pipes are of copper although the plumber should check whether any former lead water inlet pipe has now been replaced with a modern plastic water inlet pipe and if not then we recommend such a replacement.

Serious Defects

We strongly recommend that a plumber checks the cold water installation to the left retail unit and carries out required repairs considering the burst pipe within the separate WC which has caused significant damage to the rear extension to the left retail unit. The inspection/repairs should be carried out before the water is turned back onto the left retail unit.

Further Investigation

Plumber to check whether the likely former lead water inlet pipe to the premises has been replaced with a modern plastic water inlet pipe and if not this work should be carried out.

Matter for Solicitors. GAS Description Condition
Further Investigation ELECTRICITY Description

Matter for Solicitors

Your solicitors should clarify whether there is a water meter serving this property.

Gas Description

Mains gas is connected to the premises and there is a gas inlet pipe within the meter cupboard to the left shop gable elevation. We believe that there is also a further gas inlet pipe adjoining the front elevation to the right shop unit and its party wall although this area was covered with stored items which hindered our inspection.

Condition

Although there are gas inlet pipes to the premises there was no gas apparatus or equipment being used at the property.

We consider it prudent to arrange for a gas safe registered engineer to check the gas inlet pipes and any gas equipment/apparatus proposed to be installed should be installed by a Gas Safe registered engineer able to provide you with a Gas Safety Certificate.

Further Investigation

We recommend that a Gas Safe registered engineer carries out a routine inspection of the gas inlet pipes with the aim of providing a Gas Safety certificate.

Electricity Description

Mains electricity is connected to the property there are meters situated within the meter cupboard to the left retail unit adjoining its Gable elevation whether is also a Wylex trip switch unit and a 100 amp junction box. There is also a burglar alarm system adjoining the front elevation to the left retail unit and its Gable elevation.

There is a further electric meter within a Louvre door cupboard. There is also a Proteus trip switch unit, a Wylex trip switch unit along with 2 electrated units, an earthing wire and a Radio Teleswitch within this meter cupboard. There is a further burglar alarm adjoining the party wall to the

front entrance to the right hand shop.

We understand from the vendors that the electrical installation for the right retail unit and the up lying first floor flat or shared including the meter.

Condition

We are concerned about the water damage that has occurred to the rear of the left retail unit and we recommend the full inspection of the electrical installation to the left retail unit. The electrician should also check whether any of the electrical installation to the first floor flat or to the right shop unit connects to the left retail unit.

There are loose lights and exposed cables to the staircase area near to where water damage is apparent to the staircase and the adjoining rear hall area. There is also loose wiring to one of the electric fluorescent strip light panels to the right shop unit.

We recommend that an NICEIC registered electrician checks and reports on the electrical installations to the retail units and to the first floor flat with the aim of providing an electrical test certificate. The testing of the electrical apparatus / equipment to be left with this property by the vendors lies outside the scope of this report although you may wish to consider that the electrician recommended here checks these items as part of the inspection to include the hot water heaters.

Your solicitors should enquire as to whether the security alarm is currently operational and whether any servicing agreements are in place for the system. You should ensure that there are satisfactory fire alarm and smoke detector/heat sensor installation provisions for both the retail units and the first floor flat. The electrician could advise you further regarding the provision of a sprinkler system for example to improve the fire precaution facilities for the retail and residential units.

Serious Defects

There is particular concern regarding the water damaged rear section to the left retail unit and the impact that this will have on the electrical wiring installation and great care should be taken before the electrical installation is inspected in particular to the left retail unit.

Further Investigation

An NICEIC qualified electrical contractor should report on the electrical installations to the retail units and to the first floor flat and should advise you further regarding a suitable fire alarm system for the retail and residential units.

Matter for Solicitor

Your solicitors should enquire regarding any servicing/maintenance agreements for the security alarm together with any instruction manuals and codes.

Hot Water Description

There is copper hot water cylinder together with an electric immersion heater within the airing cupboard and above the hot water cylinder there is a further cupboard were anticipate that there is a water tank sealed off with a screw tight timber casing.

Condition

The hot water cylinder insulation jacket is poorly fitted. The provision of hot water via an electric immersion heater is relatively expensive and we recommend that you arrange for a heating engineer to advise you further regarding a more modern and economical heating and hot water system for this property (see Heating below).

Heating Description

The heating to the flat is provided via economy 7 Dimplex XLS storage heaters. There are Electraterc digital controls for the heating and further control panels within the meter cupboard to the right retail unit.

Condition

There are more efficient heating systems on the market providing both hot water and central heating. We recommend that you take advice from a heating engineer regarding the provision of a modern combination condensing boiler which would provide an economical and environmentally friendly form of heating and hot water provision. The installation of such a boiler would remove any requirement for the galvanised iron water tank and also the hot water cylinder.

There is no heating to the retail units.

See also our comments above under Services – Electricity.

Further Investigation

An NICEIC registered contractor should inspect the Economy 7 installation. The heating engineer should advise you further regarding a suitable modern combination heating and hot water installation for the retail units and the first floor flat.

Matter for Solicitors

Your solicitors should request any operating manuals/guarantees relating to the Economy 7 installation.

Thermal Insulation Description

The thermal insulation to the property is provided via the double glazed windows. As confirmed under Interior – Main Roof Construction we cannot confirm whether there is mineral wool insulation within the roof void. Similarly there was no access to the roof void above the bathroom to the flat and again we cannot confirm whether there is any insulation within that roof void section (see our comments under Interior – Main Roof Construction).

Condition

The thermal rating standard for the property could be further improved by the provision of a combination condensing boiler and a thermally rated rear entrance doors to the left shop and right shop/rear hall areas.

We do not know whether cavity wall insulation has been incorporated to

the cavity wall extended areas to the original property although if not the provision of such insulation would help to improve the thermal rating standard for the property.

Without proper insulation to the roof voids there would be significant potential for heat loss. It is important that suitable insulation is incorporated within the roof void to the rear extension when the repair/refurbishment works carried out to this area the requirement for which has resulted because of the water damage to the rear extension.

Further Investigation

We recommend that you make enquiries of the local authority to ascertain whether there is any available grant assistance towards thermal insulation improvements. The local authority will also be able to provide you with literature/advice regarding thermal insulation.

Grounds

The Site

Description

The site is largely oblong in shape from front to rear and the rear garden steps up to the second tier. The site is situated within a secondary mixed commercial area.

Condition

The rear garden area is very overgrown and cluttered (see our comments below under External Areas/Patios and Paths). Also see our comments below under General Environmental Factors.

Garages

Description

There is no garage to these premises.

Permanent Outbuildings

There are no outbuildings.

External Areas / Patios / Paths Etc

Description

The vendors confirmed that the area of concrete paving adjoining the front elevation to the premises belongs with the subject property. To the rear of the premises there is a stone flagged and also a concrete paved patio together with a concrete paved patio area and the garden proceeds to the second tier.

Condition

The rear garden area is very overgrown with shrubs, brambles, long grass and vegetation and the area also contains various items of rubbish. The condition of the rear garden area prevented a more clear view of this location.

Essential Repairs

Clear out the rubbish and cut down the overgrown vegetation to the rear garden area.

Retaining Walls / Earth Retaining Structures

Description

There are dwarf brick retaining walls to the second tier of the rear garden area.

Condition

These walls appeared stable although not built to the conventional retaining wall specification. There is a prospect that these walls are not maintained or the pointing is not been kept in good condition and therefore they could proceed to collapse.

Boundaries and Fences

Description

The boundaries to the rear left and right lateral boundaries are of timber post and timber plank construction and the rear boundary is of brick construction.

Condition

As confirmed above under External Areas/Patios and Footpaths etc we understand that the front boundary includes the concrete paved area adjoining the front elevation and we believe that the front boundary ends at the junction of the concrete paving and the adjoining, public footpath.

The brick rear boundary requires re-pointing throughout although you should check the ownership and responsibility for maintenance to this boundary. There is a small passage adjoining the gable elevation and again you should check the ownership and responsibility for maintenance to this passage area.

The overgrown nature and the rubbish within the rear garden area prevented a clear inspection of the left and right rear boundaries although it should be considered that such timber post and fence boundaries are susceptible to decay and generally have very restricted lifespan.

Essential Repairs

Re-point the rear boundary.

Further Investigation

Check the condition and stability of the rear left and right lateral boundaries.

Matters for your Solicitor

Solicitors to establish the ownership and maintenance responsibilities for the boundaries and should determine whether there are any covenants preventing the construction of boundary structures to the front garden areas.

General Environmental Factors

Comments

You may wish to obtain a Homecheck report on the property for this post code area which will provide further information regarding environmental and neighbourhood factors affecting the area www.homecheck.co.uk. The Homecheck report will provide you with further information regarding the above topics and will also recommend agencies that you can contact for further information on these topics.

We have obtained the following summary for the general post code area and as such the information is not specific to your property but a general guide to the area that your property is within.

Flooding – Yes
Subsidence – Medium
Radon – No
Coal mining – Yes
Landfill – High
Historical Industrial land use - High
Pollution – High

Your solicitor should recommend specific reports considering the environmental findings for this post code area.

You could also obtain a Homecheck report directly, possibly thereby saving you some funds. Should you purchase one of these reports personally you should advise your solicitor in order that you do not pay twice for the same Homecheck report. Your solicitor may request such a report during their own enquiries, although you could obtain one of these reports directly,

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thereby saving you some funds. Should you do so you should advise your solicitor, in order that they do not purchase one of these reports also, in which case you would be paying twice for the same document. You could discuss the contents of the Homecheck report with your solicitor.

Matters for your solicitor

A Homecheck report and specific reports may be requested considering the general environmental information for this post code area.

Structural Risks

Natural Subsidence Risk

Geology

From our initial enquiries we found there to be a medium risk of subsidence for the general postcode area. See our comments under General Environmental Factors above.

Comments

We found no evidence of subsidence affecting the premises.

Trees

Inspection

There is a mature conifer 2/3 meters from the rear elevation of the outrigger and there is a further tree close to the rear boundary. Beyond the rear boundary and close to it there is a further large conifer belonging to a neighbouring property.

Comments

Potentially there is a risk that the relatively close proximity of the conifer to the rear elevation of the outrigger could cause root damage to the outrigger foundations. There was no evidence of such damage currently although we do recommend that the conifer is properly maintained. The large conifer beyond the rear boundary is far enough away from the subject premises as to not pose a risk to the premises. However this conifer is tall and will continue to grow and there is therefore a potential risk to the rear boundary area from the conifer. The tree close to the rear boundary within the curtilage to the subject premises should be maintained to reduce its potential for damaging the rear boundary area.

Further Investigation

Arboriculturist / Tree Surgeon to advise you regarding the maintenance requirements for the trees to this property.

Matters for your Solicitor

Your solicitors should advise you regarding an owners responsibility regarding trees generally including overhanging branches and boundaries.

Structural Movement

Past and Current Movement

We found no evidence of undue structural movement however our view of the Gable elevation was limited because of restricted access and therefore we could not tell whether the brickwork to the Gable elevation to the rear extension is bonded to the remaining Gable elevation or whether the has been any movement to the Gable elevation.

Risk of Future Movement

We do not know whether building regulation approval was obtained for the extended areas or whether there is a final completion certificate for the extended areas (see Building Regulations below). However there is no obvious reason to suspect future movement.

Dampness

Inspection

Moisture readings were taken at random intervals around the lower levels of the ground floor interior walls and also to the upper levels to the interior faces to the exterior elevations. Readings to the ground floor were restricted due to the floor coverings. Moisture readings were also taken to the black mould covered areas adjoining the walls and ceiling to the rear hall/staircase.

Comments

There were high readings at intervals indicating rising dampness to some sections of the ground floor walls including the timber skirtings to the inner Hall around the adjoining column. There has been significant water damage to the rear extension area to the left shock unit caused by a burst pipe within the separate WC with possible contributory water penetration via the junction of the single pitch roof with the rear elevation to the original property. The readings to the solid ground floor areas were satisfactory. However it was difficult to obtain readings to the solid ground floor area considering the floor coverings.

Some high readings were obtained to the wall/ceiling area affected with the black mould to the rear hall/staircase area. Further Investigation We recommend that a BCDCA registered company reports on the dampness and water damage to this premises.

Timber Defects Inspection

Furniture and floor coverings restricted our view of all of the timber surfaces and we have confirmed above under Interior – Main Roof Construction that we were unable to gain full access to this roof void and there was no access to the outrigger roof void above the bathroom to the first floor flat.

Comments

Generally the apparent interior timbers appeared in satisfactory order although the timber fascia to the shop front above the window lintel areas is important condition and is likely to require removal. We also anticipate decay to the timber fascia to the eaves areas in particular to the front elevation where there is a poorly fitted gutter adjoining the fascias.

It is important to help preserve the exterior timbers that they are routinely prepared and decorated. It is not unusual during the preparation work to find areas of timber that require repair/renewal.

We have confirmed above under Exterior Doors that the exit door to the rear elevation of the single storey extension is in very poor condition and requires replacement.

We are concerned about the potential damage caused to the roof structure timbers to the rear single story extension and the timber stud work to the partitioning within the rear single story extension together with the timber skirting's and frames and any dry lining to the rear single story extension because of the water damage that has occurred to this area.

High moisture readings were obtained around the casing to presumed water pipes adjoining the rear hall/staircase party door. The area is covered with black mould and we understand from the vendor that there has been a leaking water pipe in the past which has caused the damage to this area. The casing should be removed to the water pipes and the area generally included within the inspection carried out by the BWPA registered company and again that company may recommend inspection

of the adjoining areas of timber also.

It is not unusual to find that BWPA registered companies are also members of the BCDCA referred to above under Dampness.

Further Investigation

We recommend that you take advice from a BWPA registered damp and timber treatment company regarding a thorough inspection of the timbers throughout to the rear single story extension because of the water damage to this area.

We recommend that once improved access has been arranged to the main roof structure and also to the roof void above the bathroom to the flat that those roof structure areas are inspected on a precautionary basis to determine whether any treatment/repair is required. See our comments above regarding Dampness and the high readings obtained to some of the timber skirting's which will cause deterioration to these areas of timber.

In addition we have confirmed that there is deterioration to exterior timbers to the property and some replacement timbers may be required depending upon the preparation work to the exterior timbers prior to the exterior decoration.

The timber treatment company should also inspect the area to the walls and ceiling adjoining the base of the stairs and the rear hall which is damaged by water penetration.

The inspecting company may recommend other areas of further investigation as a precautionary measure.

Statutory & Other

Risks

Planning

Comments

No enquiries have been made of the local authority in connection with any Planning Matters.

We do not know of any current or proposed planning applications, developments or proposed environmental works affecting this property and your solicitors should check further.

The premises have been extended and I also understand that originally the shop units formed one larger unit. Your solicitors should enquire regarding any planning permissions applicable to these premises.

Matters for your Solicitor

You should ask your solicitors to advise you in respect to any Planning matters. Solicitors to request the correspondence from the local planning department in relation to the extended areas and should enquire about any planning permissions and architects drawings and or an architect's certificates that may relate to this property.

Building Regulations

Comments

No enquiries have been made of the local authority in respect to Building Regulation matters.

As confirmed the property has been extended and the accommodation modified. Building Regulation approval would have been required for these works. There may also be Final Completion Certificates issued by the local building control Department relating to the extensions/modification works.

Architects plans for the extended areas including the modifications to the premises may show any alterations made to the drainage system to this property and the building regulation approval(s) may refer to any Build Over Agreements that may apply to this property.

Matters for your Solicitor

Solicitors to advise you in respect to any Building Regulation matters. Your solicitors should request any Building Regulation Approvals, Build Over Agreements and Final Completion Certificates relating to this property.

Party Wall Etc Act 1996

Note

Since July 1997, this Act has obliged anyone undertaking works of a structural nature to or near the party wall such as installation of beams, installation of a damp proof course or other structural works, to notify all adjoining owners irrespective of whether planning permission has been applied for or granted. The property is end terrace and therefore the provisions of the Party Wall Act would apply to this property.

Roads

Comments

We believe that the roads approaching the property are adopted by the local authority although your solicitors will check further.

Matters for your Solicitor

Your solicitor should advise you in respect to the roads.

Rights of Way / Easements / Wayleaves

Comments

There is a side passage to the Gable elevation and your solicitors should check whether this belongs to the subject premises.

Matters for your Solicitor

Solicitors to establish the rights of way, easements, encumbrances or wayleaves that affect the property.

OUR TERMS & CONDITIONS

1. These terms and conditions form (together with the Order Form) part of a contract between DEESURVEYS Ltd, and the Customer named on the front of the report. These terms and conditions apply to the exclusion of all other terms and conditions. However, the report is objective and can be relied upon by any party that has a valid legal interest in the condition of the property, provided that interest has been notified to and acknowledged by us in writing. If required, upon payment of a reasonable administration fee we will re-issue the report, e.g. in the name of a purchaser of the property. Important: No-one should rely on the report or make any inferences from it beyond the extent of the original instructions accepted by DEESURVEYS Ltd.
2. The purpose of the inspection and the verbal and written reports is to put the present condition and performance of the property into an overall perspective and this inspection will be undertaken by a person (the "Surveyor") who is assessed and approved by DEESURVEYS Ltd.
3. The report is NOT a guarantee that the property is free from defects other than those mentioned in the report, nor is it an insurance policy.
4. The report will NOT include a market valuation unless additional fees are agreed in writing beforehand.
5. The report follows a visual inspection of the accessible parts of the property. Notes are taken during the inspection and these notes contain the original information to which the Surveyor refers and upon which the Surveyor relies when subsequently reporting to a client, either verbally or in writing. A written report supersedes any verbal report and should be considered fully before any legally binding decision is made in respect of any expenditure on the property.
6. The inspection and report will focus on the condition of the principal elements of the property. Fittings and finishes will be subject to general inspection only. Comparatively minor points will be excluded. Permanent outbuildings converted to habitable use will be inspected to the same level as the main house.
7. There will be practical limitations on the scope of the inspection. The Surveyor will not break out or open up the structure, lift fitted carpets, cut floorboards or move heavy or delicate furniture. Ladders are carried for access to flat roofs and structures up to a height of three metres. The Surveyor will inspect accessible and safe roof spaces and areas below floors, but will be unable to report that parts of the property which are covered, unexposed or otherwise inaccessible are free from defects.
8. The report will include a Summary that will summarise the Surveyor's findings under the headings of "property", "brief overall assessment", "serious defects", "essential repairs", "other repairs", "further investigation", "environmental matters" and "matters for your Solicitor". The comments in this summary are derived from the report and must be read in conjunction with the report in its entirety.
9. A DEESURVEYS Ltd Building Survey will be limited in that it will report on "serious defects", "essential repairs", "further investigation". "environmental matters" and "matters for your Solicitor" only.

10. “Serious defects” are defined as defects that, in the Surveyor’s opinion, threaten the stability and safety of the structure or of persons using the property. Examples include subsidence; wall-tie failure; excessive bowing or fracturing of walls or chimneystacks; and extensive dry rot in structural timbers.

11. “Essential repairs” are defined as defects that, in the Surveyor’s opinion, require attention within six months to prevent the defect from becoming a “serious defect”. Examples include failing roof coverings; blocked, broken or inadequate gutters and downpipes; heavily eroded pointing; and active beetle infestation.

12. “Other repairs” are defined as defects that, in the Surveyor’s opinion, are not “serious defects” or “essential repairs” within our definition, but require attention either now or at some time in the future to put the property into, or maintain it in, good condition for its age and type. Examples include plasterwork repairs; insulation upgrades; internal and external decorations.

13. “Further investigation” is recommended where the Surveyor has good reason to suspect the presence of a “serious defect” or “essential repair” but has been unable to confirm this or ascertain the extent of the problem. Examples include blocked or leaking drains; timber decay; questionable alterations to the structure.