BUILDING SURVEY REPORT (LEVEL 3)

Property Address: **Any House**
Any Street
Any Town
Any County
Any Postcode

Client: **A N Other**

Prepared By: **Richard C K Hocking** **FRICS, F LAND INST**

Date: **Any Date**

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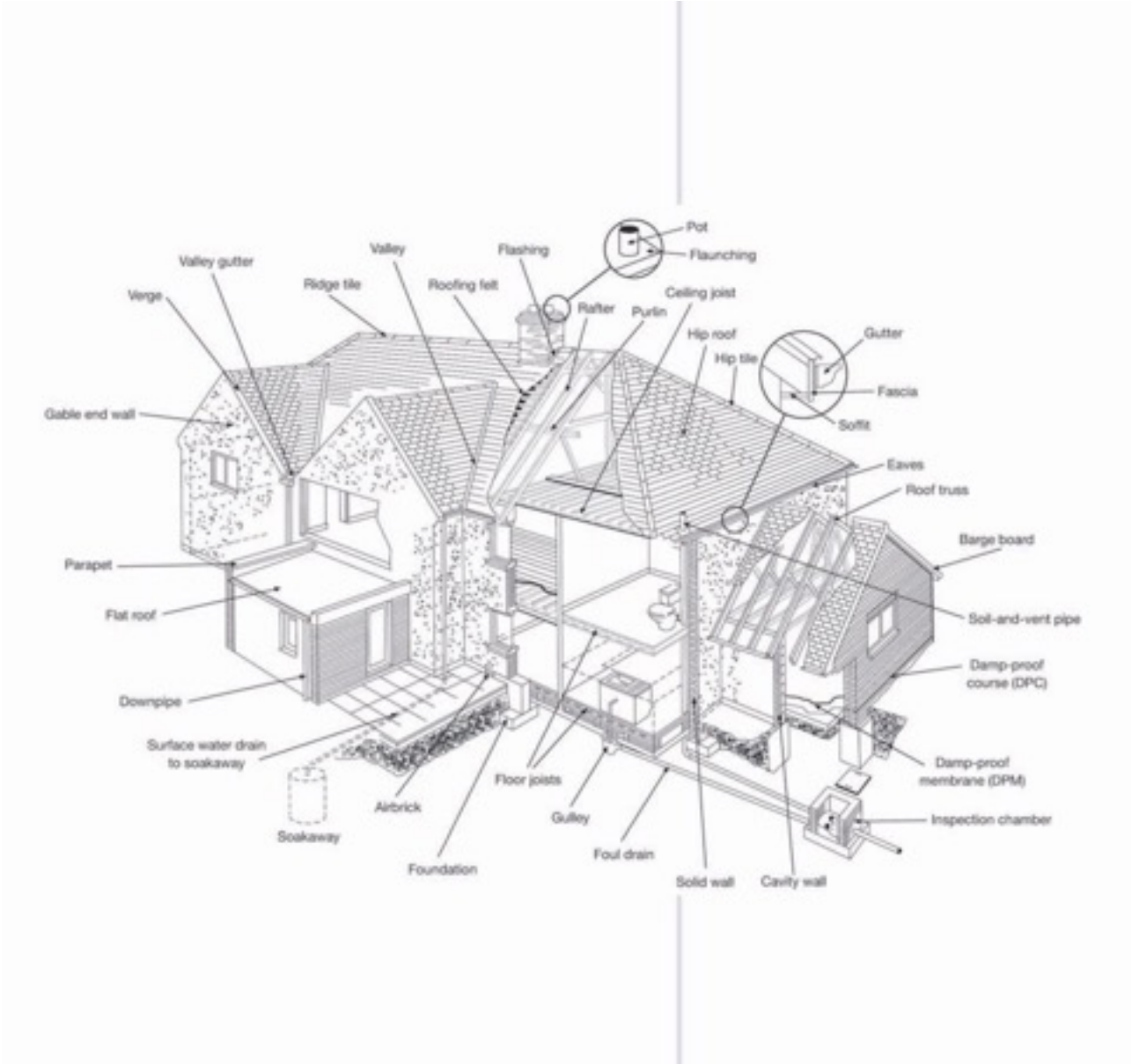
EXAMPLE PROPERTY DETAILING TERMINOLOGY USED IN THIS REPORT



INDEX

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Instructions:

In accordance with your verbal instructions, to undertake a Building Survey Report (Level 3) on the above property as set out in our Conditions of Engagement attached hereto.

1 Date of Inspection:

Any date.

2 Climatic or Physical Restrictions on Inspection (if any):

Generally overcast and misty. Access was available to the majority of the property, which was seen to be fully furnished, carpeted and occupied, with personal belongings present throughout.

3 Situation:

As you are aware, Any Road is located a short distance away from the town centre of Any Town where normal facilities are available. The area is principally residential and, as such, largely comprises other similar dwellings, although the dates of construction of the properties do vary.

4 Unusual Hazards / Risks:

None known or visible. You should please raise your own further enquiries with regard to likely levels of Radon Gas. As you may be aware, Cornwall is known for its past mining activity, and a suitable metalliferous Mining Survey Report will need to be obtained prior to entering into a legal commitment to purchase.

The south-west is known for outbreaks of Japanese knotweed in a variety of different locations. Specific enquiries should please be raised to ascertain whether or not the subject property or immediate surrounding area has been adversely affected by Japanese knotweed or treatment for it.

In undertaking our inspection we have not carried out an asbestos survey. During the course of our inspection where asbestos is present we have tried to identify this, but cannot categorically state that the dwelling is free from risk in this respect as this may be hidden from view. You are advised to seek your own further advice in this respect.

5 Roads and Boundaries:

Main roads were seen to be made and are understood to be adopted. The boundaries are relatively well defined, these comprising stone walling and hedge growth to the front of the property, with further stone walling largely present to the rear. Solicitors should please confirm the precise delineation of all boundaries together with ownership and responsibility for future maintenance.

6 Brief Description of Property:

A semi-detached two storey residential dwelling with rear extension and attic room, understood to have been constructed in 1901, as informed by the vendors. The accommodation is presently arranged to provide for an entrance door leading into a hallway, to the left of which there is one living room and one dining room, there being a kitchen at the far end with small utility recess and back door leading out into the rear garden, there also being one bathroom at the back end of the kitchen. Stairs rise to the first floor level where, on the mezzanine half-landing there is a separate WC. There are three bedrooms within the main section of the building. A door gives access to a final flight of stairs which rise up to the attic room.

Externally, garden areas are principally located to both the front and the rear, there being a single garage at the top end of the rear garden.

7 Exterior Construction and Condition

7.1 Roof(s) (stacks, valleys etc.):

The main roof to the property is of pitched construction clad in manmade fibre tiles on a hollow timber frame. As viewed from the rear of the building the roof slope was seen to be even and free from signs of undulation or significant damage, the tiles being knitted into the tiled roof surface of the adjoining property, which is very obviously older. Ridge tiles to the apex of the roof are slightly ornate, these being level, even and well bedded onto cement with the hip ridge also being straight, there being a hip angle present at the base to provide for additional support. There is a certain amount of lichen growth over the surface of the roof, but we are not overly concerned about this in its present form.

Where the rear extension is located there is a further pitched and hipped roof structure, this effectively extending over the kitchen and the bathroom as well as the small rear store, this also being clad over in manmade fibre tiles, but we believe some of these may contain a degree of asbestos, although we are unable to confirm. The rear roof slope of this extension has a slightly different pitch towards the lower sections, and at the base at the eaves at least one tile was noted to be smashed and broken, and one further asbestos tile has badly discoloured. A small amount of moss growth is present over the surface, but again we are not overly concerned about this in its present form, this roof also extending across the rear addition of the adjoining dwelling. Hip ridges have been formed out of cement and were seen to be in fair condition.

The roof slope facing towards the side yard was also seen to be in fair condition and free from damage or defect, but again a further small amount of moss growth was noted to be present.

Rising up through the middle of the back addition there is a brick-built chimney stack which we suspect originally had four pots to the crown, although only three are presently visible. The crown and flaunching areas were largely hidden from view. The stack was seen to be generally vertical, but a small amount of plant growth was noted to be present to the brickwork. Some of the brickwork is beginning to spall and deteriorate, and there is also a need for attention to pointing. Flashings are present around the base of the stack. The chimney stack is, we presume, a shared liability and solicitors should please confirm.

As viewed from the front of the property the roof was seen to be similarly clad over in manmade fibre tiles with a conical hipped roof positioned immediately over the bay. All parts visible were seen to be in fair condition with tiles again being generally well knitted into the roof over the adjoining dwelling. Where the dormer is located a sensible lead flashing is present immediately below the window. Where the conical roof is positioned over the bay this too was seen to be in fair condition with the hip ridges straight, with hip angle irons present at the base. As with other roof areas, a small amount of lichen growth is present over the surface, and should this become excessive it will need to be killed off and removed. Some valleys are present to either side of the conical roof as well as to the rear of the dormer, and we noted no obvious signs of blockage where easily visible at the time of inspection. The cheeks of the dormer have all been rendered and it is apparent that these have not been redecorated for some time. We suspect that these may be of timber framed construction. Those small areas of the roof over the dormer that we were able to see were again in satisfactory condition, but further lichen growth is present. Additional ornate ridge tiles were also seen to be located in this position.

With regard to the hipped roof slope facing towards the adjoining bungalow, only a limited distant inspection was possible of this from the roadway. We can again confirm that the roof was seen to be even and free from signs of undulation, and those parts visible were in similar condition to the other roof areas already inspected. Further lichen growth is present close to the apex of the roof, to which the same comments apply, the hip ridges on either side being straight and free from damage or defect as far as we could ascertain, but obviously a close inspection was simply not practical.

Rising up through this hipped roof slope there is a chimney stack, which we suspect is of brick, this all being externally rendered with two pots to the crown of the stack, but the crown and flaunching areas were largely hidden from view, both of the chimney pots being covered over with mesh cages. The stack has been painted in the past, but has obviously not been decorated for very many years. There is some evidence to suggest lead flashings and soakers around the base of the stack may have more recently been replaced.

The rear hipped roof slope of the back addition could be inspected from the half-landing window. We can again confirm that the tiled roof surface was seen to be in fair condition and free from damage or defect, but a small amount of moss growth is present, as indeed was visible to other roof slopes. The roof drains down to a lead-lined valley at the base of the wall which ultimately feeds to the side of the property. Those rear sections of the chimney stack visible again showed evidence of plant growth as well as damage and deterioration to pointing and brickwork, thus emphasising the need for works in this location.

7.2 Gutters and Downpipes:

As viewed from the back of the building guttering serving the main roof slope has been run in brown box-shaped plastic sections. Guttering was seen to be in fair condition and free from any obvious leaks on this relatively dry day. To the right hand side of the first floor WC guttering does not extend totally into the corner, and in this location a small amount of lead flashing is present in order to divert water runoff from the roof into the guttering itself. Guttering would all now benefit from being cleaned and flushed through. The downpipe was well secured to the elevation wall, this ultimately jettisoning stormwater down into a sealed gully at the base of the wall.

Guttering serving the side of the extension has been run in white half-round plastic sections. This too was seen to be in fair condition, there being a downpipe secured to the elevation wall by the store door, this ultimately jettisoning stormwater into the nearby gully, which also collects waste water from the bathroom. It was noted that the fixing bracket at the base of the downpipe has worked loose.

Guttering serving the rear roof slope has been run in a mixture of both brown and white plastic sections. This is shared with the adjoining dwelling and extends across and ultimately jettisons stormwater onto the side of the adjoining dwelling. The guttering extends down the side of the building where it is also run in brown box-shaped sections. Whilst we noted no obvious signs of any leaks, it is quite apparent that the guttering is dirt stained in this location and again requires to be cleaned and flushed through. The guttering wraps around the front of the building to where the bay is located.

The final section of guttering is positioned to the right hand side of the bay where there is a further downpipe, this ultimately jettisoning stormwater into an open, although protected, gully at the base of the wall. It was noted that some of the cement benching surrounding the gully has now washed and weathered away, and this should be repaired to prevent water soaking down through into the foundation areas, which will ultimately cause damage and settlement problems.

7.3 Walls:

We were advised by the vendors of this property that all of the elevation walls comprise solid stone or granite, however the rear addition, which is understood to have been constructed at the same time as the main building, the properties originally being constructed by, it is believed, two brothers, are of brick construction as well as some stonework. Whilst a small amount of stonework and the small amount of brickwork was visible within the rear store, the majority of the brick walls were completely obscured from view. The property is also slightly extended at the uppermost level where the separate WC is located, and we were advised that this also is of brick, but again the main fabric of the building was hidden from view. You should please seek confirmation from the vendors that this is indeed the case. In the event of any blockwork being present within this building then the property will need to be made subject to a Concrete Screening Test Report to ensure it remains free from risk in respect of Mundic decay.

As viewed from the front of the dwelling the elevation wall was seen to be generally vertical, this largely comprising both stone and granite, with granite quoins and lintels around door and window openings. Where the bay is located, the bays have been rendered and the nature of the material below is not known, but we suspect stone or brickwork. This has obviously not been decorated and it would perhaps be greatly enhanced if the whole of the bay area was painted accordingly. Pointing to the stonework was seen to be in fair condition, there being one air brick present at low level below the bay providing for sub-floor ventilation.

Some patch repairs have been undertaken to the pointing during the history of this dwelling. Where the entrance door is located originally there was some ornate cornicing immediately above the door, similar to that on No. 34, but this has obviously long since cracked and broken away, there now being a light scar on the granite where this was originally positioned.

Where the dormer is located at the uppermost level we noted evidence of cracking to the rendered surface and suspect that the render may well be blown in this location. This obviously has not been decorated for very many years, to include for the wooden timberwork present in the uppermost part.

The side elevation wall of the main building is very obviously of stone that has been painted in the past, but a small area at high level has obviously not been decorated because the ladder wouldn't reach. We noted no evidence of any cracking, bowing or deflection, there being further air bricks present around the base to provide for sub-floor ventilation. Slight dirt staining was noted to the surface of the wall which will inevitably require to be redecorated in due course. Butting up to this wall where the side pedestrian gate is located there is a block built boundary. This has slightly pulled away from the wall due to, we suspect, differential movement and we noted no evidence of any physical or chemical damp proof course present in this location, which may result in damp bleeding through into the main structure.

The rear elevation wall of the main body of the building is also quite clearly of stone and granite with some brickwork present surrounding the window openings, however that section to the left where the building protrudes where the separate WC is located has been rendered and partially painted. This is the section which is understood to be of brick. The elevation wall was seen to be vertical and again free from signs of cracking, bowing or deflection with window openings remaining square and cills being of solid slate that has been painted. Please note that to the rear of door and window openings on all parts of this building we are unable to comment as to the condition of any timber lintels that may be present. Against the rear elevation wall there is a satellite dish, but this was noted to be corroded and is probably now in need of replacement.

The side elevation wall of the back extension, which is also we understand of brick, was equally seen to be vertical and again free from signs of cracking, bowing or deflection, with the window openings remaining square and further slate cills present. In the corner, the soil vent pipe rises up between the small extension and the main building, but this stops short of the eaves and ideally this should be extended and goosenecked around the top with a suitable metal or plastic cage fitted. A balanced flue protrudes through the wall serving the internal boiler and at low level a gas meter box is positioned. To the left hand side of the back door position the wall was also seen to be generally vertical, but some patch repairs have obviously been undertaken at low level to the rear of the downpipe. Some brickwork is present to the right hand side of the back door where render is cracked and broken away (a foot scraper may possibly have been initially positioned in this location). Where the outside tap protrudes through the wall below the kitchen window this should ideally be fitted with insulation and a small lagging jacket to prevent the possible risk of frost damage.

The rear elevation wall of the store is effectively built below ground and is not visible from the exterior, but from the interior we can confirm that this indeed is of solid stone construction, as is the back wall of the store where it butts up to the neighbouring property and the back wall of what is effectively the bathroom, these walls being given a slurry cement wash that has been painted in the past. The side wall of the store is of brick, this again being externally rendered and painted, but the brick is partly below the adjoining flower bed and inevitably this will give rise to internal damp problems.

7.4 Woodwork and Paintwork:

The various fascia boards, cills and wooden doors have been fairly well maintained during the history of this property, but they have suffered and gradually deteriorated over time, with small amounts of rot present around door frames. The fascia boards, which are painted, were seen to be in fair condition, but inevitably these too will require to be redecorated during the course of your occupation. The soffit boards have also been painted. Please note, we are unable to comment as to the nature of this material. The various other doors and windows are all of modern uPVC. These should remain relatively maintenance-free, but will inevitably require routine cleaning down in order to maintain their appearance. It was noted to the soffits where some electrical cabling is present this has dropped out of position and requires to be properly re-secured.

To the front of the building the same comments are largely applicable and, as already mentioned, it will probably be prudent to paint the bay area as this will considerably improve the overall appearance of the approach to the building. The main entrance door has more recently been replaced, but it was noted that the handle has become scratched and worn. Where the side pedestrian gate is present to the left hand side there is no proper gate stop and it would perhaps be beneficial to undertake some improvements in this location.

8 Interior Construction and Condition

8.1 Roof Void:

Access was available into the section of roof void immediately over the bathroom via a hatch positioned in the bathroom ceiling. We can confirm that immediately by the hatch rising up between the bathroom and the kitchen there is a further solid random stone wall, with a stone wall between the subject dwelling and adjoining property. These walls in the past have been covered over with a slurry cement wash and painted, but have obviously not received attention for many years as there is no point. The void was seen to be generally well insulated. Timbers within the void are the original timbers, which were seen to be in fair condition given their age, although there was evidence of past water staining due presumably to previous defective roofs. The undersides of the tiles have been protected with bitumen felt and the void has been generally well insulated. There is a very small opening to the right hand side leading through into the kitchen roof void where some lath and plaster was present. We can confirm that some further insulation has been stuffed into this area, but in all honesty no sensible inspection of the area beyond was possible. We can confirm that by pointing the camera into this area some brickwork was indeed present, but we suspect this to be associated with the chimney stack. Whilst the void has been generally well insulated, some pipework that is ducted through this part of the property has not been insulated and this should ideally be protected accordingly to prevent the possible risk of frost damage.

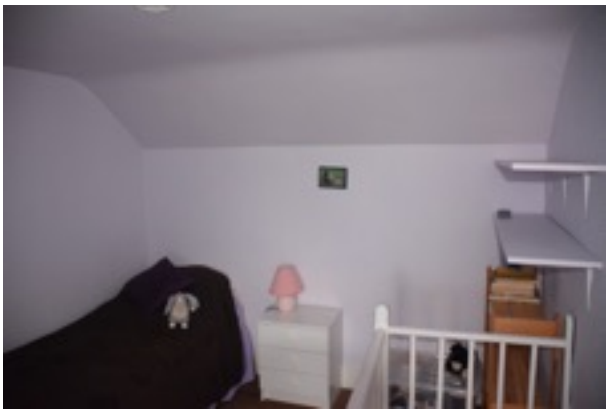
As you will recall, there is an attic room and therefore there is effectively no roof void; the attic room, which we suspect was always originally part of the structure of the building, effectively occupies this space. There is a hatch which gives access into the roof space beyond. A very small amount of boarding was present, but effectively inspection had to be undertaken from the hatch only. We can confirm that timbers were seen to be original and these were seen to be in fair condition with the undersides of the tiled roof surface being felted. We noted no evidence of any leaks through the valley areas surrounding the conical roof to the front where some rubble and brickwork was present to the uppermost part. Stonework was visible forming the upper parts of the walls surrounding this dwelling. The void has been generally well insulated, but ideally the depth of insulation should be further increased to a minimum depth of at least 12".

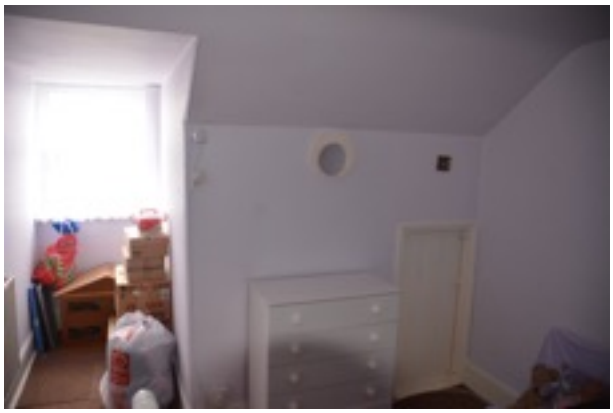
The very limited inspection of those parts of the void extending down the side revealed no obvious defects, with the roof again for the most part being clean, tidy and reasonably well insulated, to include for vertical insulation against the stud wall where the upper attic room has been formed. Where the chimney stack rises up on the gable end wall brickwork was visible, and this was seen to be in fair condition with no evidence of any rainwater penetration down through the uppermost parts.

You should please be aware that as inspection was largely undertaken from the hatch area, we are unable to confirm as to the nature of the construction of the party wall between the subject dwelling and adjoining property at this level. We did question the vendor as to the nature of the construction of this wall, and they confirmed that the wall is of stone construction. Indeed, within the understairs cupboard some carpeting was pulled back where a damp proof course was injected many years ago, and we can confirm that we had visible sight of the bare stonework below forming the party wall. We can only presume that this continues up throughout the whole centre of the building.

8.2 Ceilings:

Within the attic room the ceiling is believed to be the original lath and plaster ceiling. We noted some evidence of cracking, but no evidence of imminent failure, however we would point out that where lath and plaster is present this does have a finite life expectancy, and the future longevity of this may therefore be limited. Where the dormer is located we noted slight disturbance to the surface, but again no obvious signs of imminent collapse, although some stains due to past leaks were present.





Where the separate WC is located at the uppermost level, the ceiling has been covered over in polystyrene tiles. These are regarded as a potential fire hazard and should ideally be removed. Upon removal it is likely that the ceiling beyond will be damaged.

At first floor level ceilings have been covered over with either embossed paper or artex, and we strongly suspect these will be hiding original lath and plaster below. Notwithstanding this, we noted no obvious signs of damage or defect at the time of inspection. The main bedroom ceiling at the back of the building has been skimmed over, but again we suspect lath and plaster to be present below.

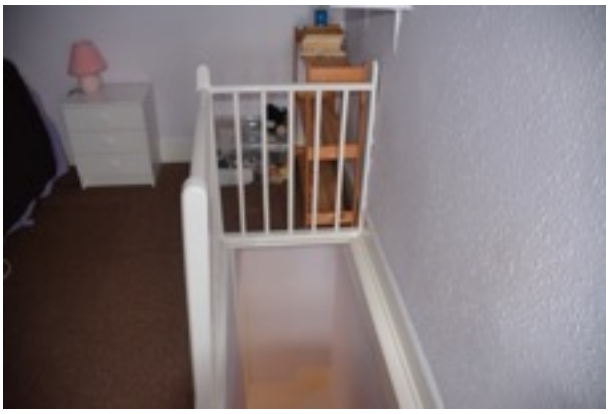
At ground floor level further artexing is present. Within the principal living room the ceiling is skimmed and painted, with some more original coving present. Where the bay is located some hairline cracking was noted to be present which has obviously been made good in the past, and we noted obvious signs of damp penetration around the cornicing, causing damage to the surface of paintwork. The dining room ceiling has also been covered over with artex. In the kitchen, whilst the ceiling is artexed, the adjoining bathroom ceiling comprises relatively lightweight match boarding and you may or may not wish to improve upon this at your discretion.

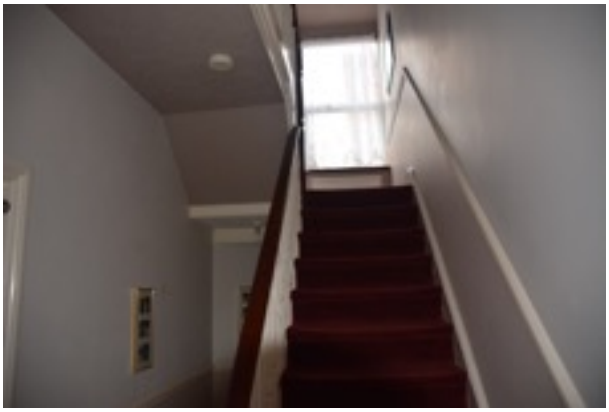
8.3 Bearer/Partition Walls:

The main elevation walls to this building are principally believed to be of both stone and brick construction. Internal dividing and partition walls are principally of stud construction, but it is feasible these incorporate a degree of brickwork together with lath and plaster. All walls were seen to be vertical and free from signs of movement, with door openings remaining square. Inevitably after the removal of furniture and fittings wall surfaces will be occasionally marked and damaged, thus necessitating some making good prior to redecoration in accordance with your own particular style and taste.

8.4 Woodwork:

Where the attic room is located there is a small balustrade around the top of the attic stairwell, however this is loose and requires to be properly re-secured. The stairs have no adjoining grab rail, and as these have been painted they are potentially slippery and therefore also a potential hazard. We also noted that the balustrade to the stairway of the main part of the dwelling was loose, and this too should be additionally braced up. Elsewhere within the building woodwork was seen to be in fair condition, other than where it has naturally suffered from wear and tear. Where the door leads through into the kitchen from the hallway the upper part is glazed, but it is not known if glass is toughened or laminated. Skirtings and architraves to doors were seen to be in fair condition with a dado rail also present. Where the inner porch door is located further glass is present, to which the same comments apply. Inevitably doors will require easing and adjusting after redecoration, but subject to minor repairs and maintenance we see no reason as to why woodwork should not remain serviceable for its intended use. There was some evidence that skirtings in the front living room have been replaced with new skirting, indicating that there may have been a rot problem in this location in the past, and further decorative works are required.



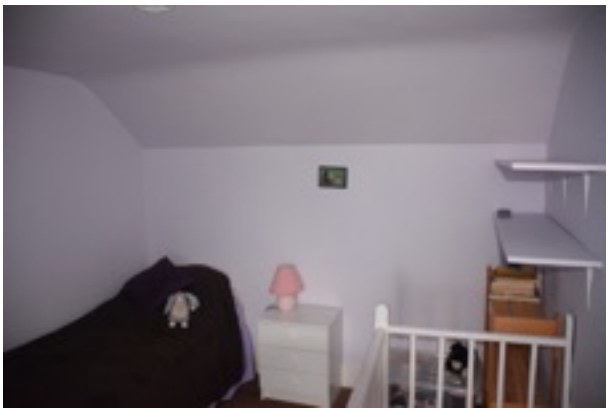


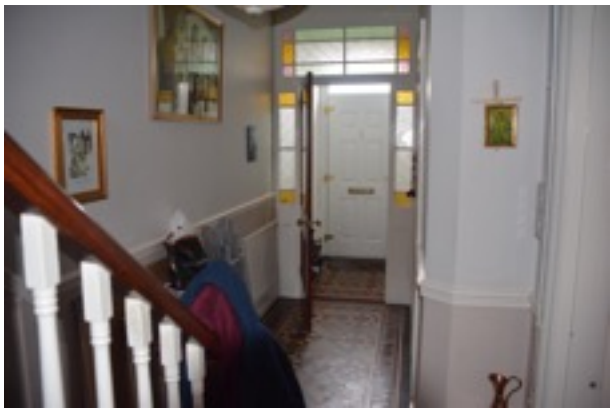
8.5 Windows:

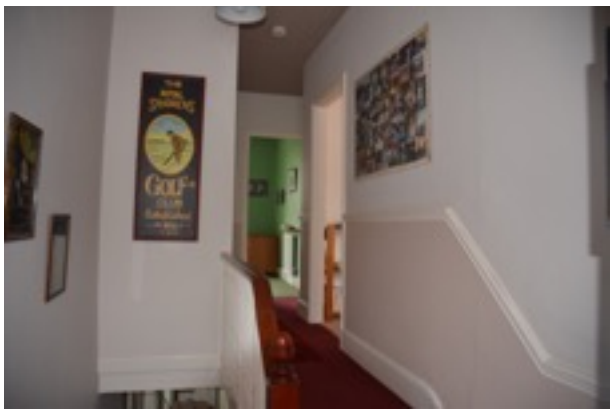
The windows comprise modern uPVC double glazing, but some of the double glazing has failed and where this has occurred the double glazing will need to be replaced. It is recommended that the owners are requested to attend to these problems at their expense before completion of the purchase. Where window latches incorporate locks it is essential that keys are available at all times to enable escape in the event of fire. The windows are perhaps a fairly old design of double glazing, and we are unable to comment as to the future longevity of these. Windows will inevitably require routine cleaning down on the interior as well as the exterior in order to maintain their appearance, and the various mechanisms will also require lubrication to ensure smooth operation. We are unable to comment as to the future longevity of the windows and consider it unlikely that there are any relevant guarantees.

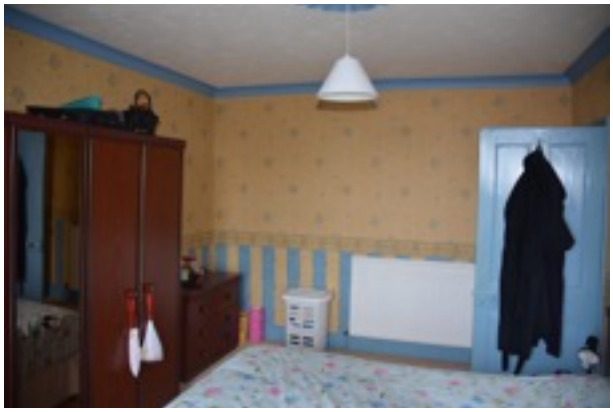
8.6 Decorations:

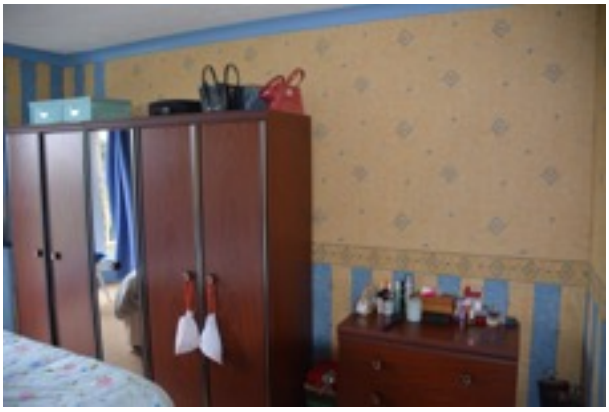
Throughout, this property has been relatively simply decorated, walls largely emulsioned and woodwork glossed or stained. The property is effectively ready for immediate occupation. We did note the use of some wood chip wallpaper, and in the event of this being removed it is quite feasible that the underlying plaster will pull away with it. Inevitably decorations will become lightly soiled and marked after the removal of furniture and fittings, and you will no doubt wish to redecorate in accordance with your own particular style and taste. Obviously some surface decorations are damaged where there have been high levels of damp and additional making good will be necessary in these locations.

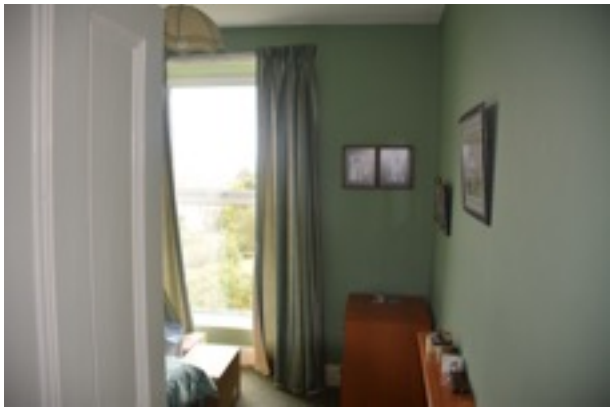


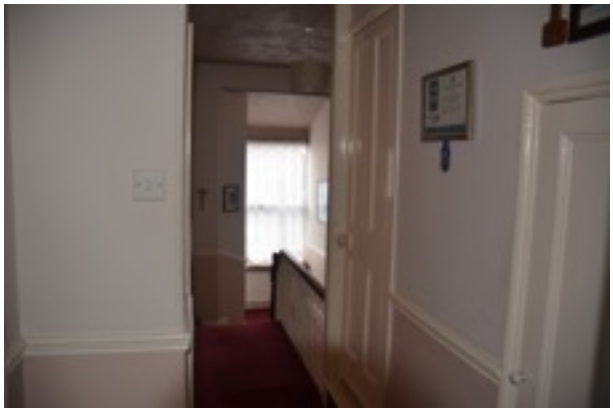








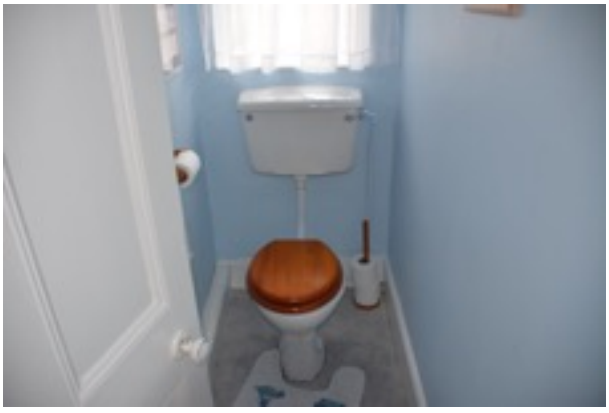


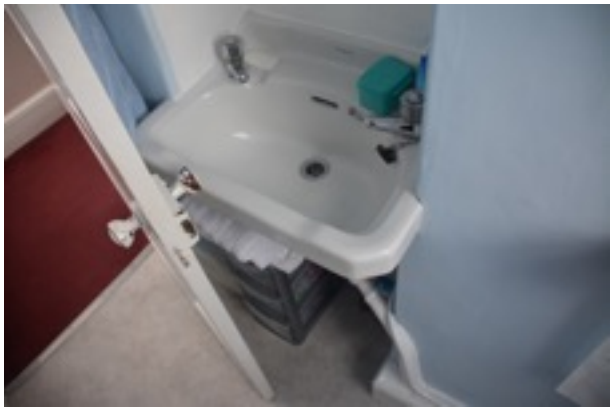


8.7 Sanitary Ware:

At ground floor level there is the principal bathroom, which we have to say is about as far away from all of the bedroom accommodation as you could possibly get. The bathroom comprises a bath, pedestal wash hand basin and WC together with a corner shower, these areas all being tiled. The facilities are perhaps dated in style and design, but should remain perfectly serviceable for their intended use, subject to normal routine cleaning down. None of the facilities were tested by ourselves.

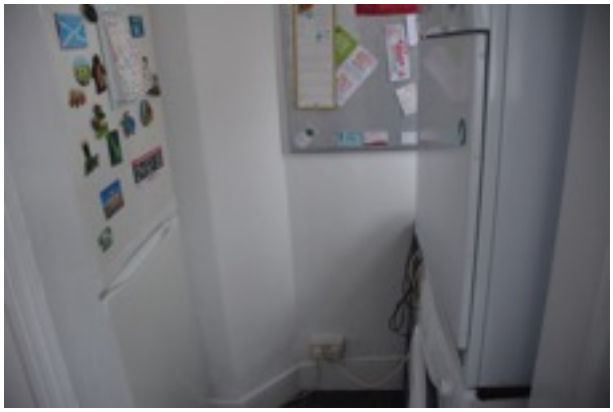
Where the separate WC is located there is a wash hand basin set into a small recess. Again, subject to cleaning down, these should remain serviceable for their intended use, but some of the pipework is surface mounted and relatively unsightly and there is an old lead waste serving the small wash hand basin. Please note that any lead service pipework present within this building should be stripped out and removed as it is obviously a potential health hazard.





8.8 Kitchenware:

The kitchen comprises a range of base units with work surface above together with some eye-level cupboards, there being a built-in double oven and four burner gas hob. The work surface incorporates a single bowl, single drainer stainless steel sink unit with space in the recess which has been plumbed for a washing machine and tumble dryer for a freestanding fridge/freezer. There are a reasonable number of electrical points and sockets for modern day kitchen equipment, however none of the equipment present was tested by ourselves. Subject to normal cleaning down, we see no reason as to why the kitchen should not remain perfectly serviceable for its intended use.



8.9 Floors:

At ground floor level floors within the central hallway that have been tiled over are believed to be of solid concrete construction with the original tiles present, but the floors elsewhere are of timber suspended construction. These were largely found to be level, even and free from significant bounce, bowing or deflection. There was some original sub-floor ventilation present that was clearly visible during the course of our external inspection, however no sub-floor inspections were possible nor practical. To the uppermost level floors are all of timber suspended construction. These were found to be reasonably level, even and free from bounce, bowing or deflection, but again no sub-floor inspections were possible nor practical. We are unable to comment as to the condition of joist ends where these enter external walls that may be suffering from damp.

8.10 Cellar:

Not applicable.

8.11 Dampness:

During the course of our inspection we noted some evidence of damp penetration, particularly through the front bay area where we suspect skirtings in the past have been affected. We also noted evidence of damp staining within the dining room where recesses are present on the external walls. Given the nature of the construction of this property we would inevitably anticipate it to be damp to a degree, this being very typical of this type of dwelling and probably impossible to eradicate on a comprehensive basis. There are further physical signs of damp within the entrance hall.

Please ensure that the external envelope of this building is adequately maintained in good order at all times, with particular attention to the main roof covering, rainwater goods and elevation walls as well as window reveals. Internally, it is important that the dwelling is adequately heated and ventilated at all times to prevent a build-up of condensation.

Moisture meter readings were taken throughout the dwelling at both high and low level. Needless to say, where staining was apparent these were unacceptably high and we have no choice but to now recommend that you please seek your own further specialist advice.

Where the bay area is located we noted Cotina to be present behind surface paintwork. Cotina is often used in an effort to repel damp and reduce levels of condensation. Where this has been applied to the two columns the standard of workmanship was noted to be poor.

We noted evidence of damp staining in the dining room, in the living room and in the entrance porch, with light staining where the chimney comes down on the gable end wall where readings were also found to be unacceptably high. In the hallway from the base of the stairs towards the front door the wall has in part been dry lined.

We were advised by the vendors that a damp proof course was injected into this dwelling, but this was some 30 years ago and we would perhaps question as to how successful this would have been in any event. Please seek further advice.

8.12 Timber Defects:

None visible. There was evidence of some skirtings being replaced in the front bay area, this being indicative of rot in the past, and we are unable to comment as to the condition of joist ends or joists within sub-floor voids where these immediately adjoin damp sections of wall, although we noted no give to the floors at the time of inspection. Needless to say, where timbers do butt up to damp sections of wall these will be adversely affected, resulting in rot, thus again emphasising the need for the external envelope of this building to be adequately maintained in good order at all times. We noted no evidence of any active woodworm/beetle infestation to those timbers that were easily visible to us, but obviously cannot confirm on a comprehensive basis. Prior to increasing any levels of insulation it may be prudent to consider spray treatment as a precautionary measure.

9 Services

9.1 Electricity:

Mains electricity is connected, the mains electrical riser entering the property beside the dining room door, the meter and consumer board being located at high level immediately above, the meter reading at the time of inspection being 40069.2. The consumer board is a relatively modern consumer board incorporating independent circuit breakers.

In our experience, domestic wiring normally has a life expectancy of approximately 25 years and should ideally be tested at least every 10 and on change of ownership. It is now recommended that a suitable test is put in hand by a qualified electrician who can advise as to the overall condition of wiring circuits within this dwelling and the extent of any upgrading/rewiring now necessary. Almost certainly, you will wish to improve upon the number of electrical points and sockets within principal locations in order to accommodate for modern day living requirements. We did note some old switchgear which should also ideally be upgraded. Please ensure that smoke alarms are incorporated within this dwelling at both ground and upper levels. No tests were undertaken by ourselves.

9.2 Gas:

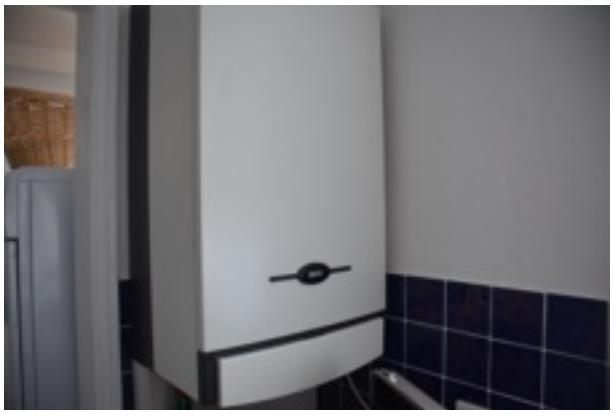
Mains gas is connected, a gas supply being run to the gas fire within the front living room as well as the gas hob in the kitchen and the gas boiler. No tests were undertaken by ourselves. Please ensure that any gas appliances that remain in this property on completion of the purchase are made subject to a safety check by a Gas Safe engineer, and please ensure that a carbon monoxide alarm is present within the front living room where the gas fire is located.

9.3 Water:

Believed to be connected to the mains water supply, there being evidence of a fairly new stop cock being located within the store at the back of the property, but the floor surrounding this requires to be properly made good. Pipework internally was run in a mixture of copper and plastic, and we noted no obvious signs of any leaks at the time of inspection, but no tests were undertaken by ourselves. We noted no evidence of any cold or hot water storage tanks present within this dwelling. Obviously should you wish to improve either kitchen or bathroom facilities then inevitably there will be a need to upgrade associated plumbing, which is likely to include for additional electrical work in terms of earth bonding.

9.4 Central Heating and Fireplaces:

Gas fired central heating is installed, this being operated via the wall mounted combination Baxi boiler located in the kitchen. This was seen to be on and was working at the time of inspection, but the equipment was not operated by ourselves. Please raise enquiries to ascertain the service history of the boiler together with its age and as to whether or not there are any maintenance or service contracts associated with this. Radiators are present within principal locations, these benefiting from additional thermostatic valves, and we would envisage that these adequately heat the dwelling during the colder months of the year, but obviously cannot confirm, and we are equally unable to comment as to the future longevity of the boiler itself. The gas fire in the living room was not operated by ourselves and, as mentioned above, this should also be checked by a Gas Safe engineer.



9.5 Foul Drains:

The property is connected to the mains drainage system, there being one manhole cover located outside the store room. This was raised and the chamber within seen to be in fair condition, but there is a need for a small amount of attention to cement benching in the base around the gully, and we also noted a small amount of effluent present. The drains are believed to run from this position below the store across to the adjoining dwelling. Solicitors should please raise enquiries to ascertain whether or not there have been any past problems with the drainage runs serving this dwelling and as to whether or not the drains remain your responsibility or have been adopted by the Local Authority.

10 Garage(s) and Outbuildings:

As you are aware, at the top end of the garden there is a single block-built garage below a corrugated asbestos sheeted roof which drains to the rear where there is a half-round plastic gutter, but this is perhaps not best positioned below the asbestos roof, and the downpipe in the corner is simply propped up by a piece of breeze block and ultimately drains into the adjoining flower bed. It was noted that the corrugated roof is a relatively new roof, but we are unable to comment as to whether or not the material is of a hazardous nature. To the front, the garage is accessed via side hung opening wooden doors (locked and not operated by ourselves).

The internal walls of the garage were seen to be in fair condition, there being some stonework present roughly on the party wall line, with the garage having a solid concrete floor, although the floor was noted to be cracked and occasionally pitted, albeit that it remained generally clean and well presented. The roof is supported on new timber beams and, subject to normal routine maintenance works, we see no reason as to why the garage should not remain perfectly serviceable for its intended use, albeit that the structure is relatively basic. Please be aware that this area is always likely to remain cold, damp and prone to high levels of condensation. In the corner where the back wall adjoins the side wall on the party wall line there is obvious evidence of past movement, there being cracking present as a result of the blockwork not being properly stitched in in this location. We noted further evidence of slight cracking towards the front on the outer wall, due we suspect to minor settlement problems.

As you are aware, there is a small rear store present at the back of the bathroom, upon which we have commented above. This provides for some useful additional storage, but inevitably is likely to remain cold, damp and prone to high levels of condensation, the roof over this structure forming part of the roof to the rear addition itself. Within the store it was noted that the concrete flooring has cracked and broken open where the mains water enters the building, there being evidence of a relatively new stop tap being installed in this location, but the concrete flooring still requires to be made good.

11 Tenure & Occupation:

Understood to be sold freehold with the benefit of full vacant possession.

12 Effect of any Declared or Projected Clearance, Redevelopment, Road or Other Statutory Schemes:

We are unaware of any proposals likely to have an adverse effect on this property from either a town planning or environmental point of view, however you should please raise your own further enquiries in this respect.

13 Energy Efficiency:

We have not had sight of the Energy Performance Certificate, however from our inspection we would recommend that the following measures are taken to improve the energy efficiency of the property.

- *[In this section we will include recommendations such as increasing insulation in the main roof void, whether or not double glazing would be beneficial, cavity wall insulation or external thermal cladding, floor insulation, the benefits of an updated heating system or source together with any other benefits that may be appropriate for the type of dwelling inspected. Some properties simply do not lend themselves to significant improvements that are cost effective, whereas others can have their energy efficiency levels increased significantly and we advise accordingly.]*

14 Summary

This dwelling was found to be consistent with its age and type of construction. Subject to our recommendation as given above and below, we see no reason as to why you should not proceed with the purchase, but the building is in need of some further attention, particularly in respect of damp in addition to routine maintenance and repair.

Externally, we noted no obvious significant wants of repair, but attention is necessary to the chimney stacks, and as a precautionary measure rainwater goods should be cleaned and flushed through. Obviously those previously painted parts will require to be redecorated, and it is apparent that the chimney stack to the side and the dormer to the front have not been painted for some considerable time, due we suspect to the need to erect scaffolding. There will inevitably be cost implications.

Internally, whilst the property is effectively ready for immediate occupation, decorations will appear soiled and marked once the building has been vacated. Some double glazing needs to be replaced, and the windows themselves are perhaps an old design. There is scope to further upgrade kitchen and bathroom facilities at your discretion, however the main issue relates to damp, there being damp penetration at both ground and first floor levels to the extent that internal decorations and plasterwork are now being damaged. Further specialist advice must be sought, preferably prior to entering into a legal commitment to purchase so that you are aware as to the cost and extent of remedial work necessary to this building. Wiring circuits should be checked and tested by a qualified electrician and confirmation of the service history of the boiler also obtained, more particularly as we are unable to comment as to the future longevity of this equipment.

There will inevitably be cost implications, both internally and externally, in respect of this building, and you should please obtain full and comprehensive estimates together with all necessary further specialist reports prior to entering into a legal commitment to purchase. Please note, we have not undertaken an asbestos survey on this property.

After you have had an opportunity of considering the above, should you have any queries or should there be any matters upon which you require further clarification, please feel free to contact our offices. Please note that this summary is not a comprehensive list of defects and this must be read in conjunction with the full report.

.....
R C K HOCKING FRICS, F LAND INST
For and on behalf of
Hocking Associates

Any Date

APPENDIX I

ADDITIONAL INFORMATION THAT MAY BE PERTINENT TO THE PROPERTY YOU ARE HOPING TO ACQUIRE

Damp and Condensation

Penetrating damp is caused when water enters a property above its damp proof course, for example, through defective brickwork, stonework or blockwork.

Rising damp is caused by water rising by capillary action through a property's defective (or non-existent) damp proof course. Rising damp normally only affects a property up to around 4ft. from ground level, while penetrating damp tends to affect the upper parts of a property. This may alter if the external ground level is higher than the internal floor level, or earth or other material is piled up against external elevation walls.

Other internal damp problems can be caused due to leaking pipework, defective guttering or obviously attributable to, for example, a hole in the roof. Salts within plaster can also absorb moisture, giving the appearance of a more significant damp problem which in reality is probably superficial, but could be combined with condensation.

Condensation occurs where moist warm air comes into contact with colder dryer air, or a surface, which is at a lower temperature.

Air contains water vapour in varying quantities; its capacity to do so is related to its temperature - warm air holds more moisture than cold air. When moist air comes into contact with either colder air or a colder surface, the air is unable to retain the same amount of moisture and the water is released to form condensation in the air or on the surface.

Condensation is generally noticeable where it forms on non-absorbent surfaces (i.e. windows, window cills, mirrors or tiles) but it can form on any surface and it may not be noticed until mould growth or rotting of material occurs.

Timber Defects

These defects probably fall into three categories; dry rot, wet rot and woodworm. The final category can be caused by several different wood boring beetles/insects which will attack different types of timber within a property at different rates. Timbers may also be defective due to inadequate sizing.

Dry rot (*Serpula lacrymans*) falls into a brown rot category and decayed wood tends to develop a cuboidal cracking formation to the surface of the timber. (Please note, this feature is also partly shared by wet rot.) The moisture content required for propagation is in excess of 20%, but a likely optimum is in the range of 35%. Rapid growth can take place with temperatures as low as 5°C, but growth stops at 0°C and above 26°C. The rate of growth, given reasonable conditions, is about 1 metre per year. Most active growth occurs in conditions of bad ventilation and high humidity. The fungus mycelium develops on the surface of infested timber and may take the form of a soft white cushion with a cotton wool texture. Under dryer conditions a skin of silver grey silky mycelium, sometimes with yellow patches and tinges of lilac, may be formed on the wood surface. Feeder strands develop within the mycelium and supply water and nutrients to the growing area. These strands may extend for several feet over a material such as brick or steel and may penetrate behind plaster and through brickwork. One of the major difficulties in eradicating the fungus is to ensure that the feeder strands are killed or rendered ineffective.

Wet rot (*Coniophora puteana*), also known as cellar fungus or cellar rot. It is the major wet rot in the United Kingdom and thrives in wetter conditions than those which support dry rot. Wet rot is vulnerable to fluctuations in moisture content and achieves optimum growth in timbers with a moisture content of between 50% and 60%. It is unable to survive if the timber's moisture content declines below 43%. The wood which has been affected becomes very dark brown. The main cracks which occur tend to run along the grain of the timber, with smaller cross cracks. Both wet and dry rots are capable of producing almost identical failures, particularly in joists or other large timbers. The smaller timbers of window joinery are more likely to reveal the longitudinal cracking which has become the trade mark of wet rot.

Woodworm refers to the larvae of any wood boring beetle, rather than one particular species. In the UK, the most common are the Common Furniture Beetle (*Anobium punctatum*), Deathwatch Beetle (*Xestobium rufuvillosum*), House Longhorn Beetle (*Hylortrupes bajulus*) and Powderpost Beetle (*Lyctus brunneus*). All invade and consume wood, and then leave when they have reached maturity.

Your woodwork may be harbouring woodworm without you knowing it. Wood can be infected with eggs or larvae without it being noticeable, and you may not discover a woodworm infestation for several years. It is a common misconception that woodworm only affects old properties, in fact it can cause damage to newly constructed buildings.

Tell tale signs of woodworm include small round holes in your woodwork, similar to the holes in a dart board, fine powdery dust around these holes (this is known as *frass*), crumbly edges to boards and joists, and adult beetles emerging from the holes or present around the house. Even if you can't see any holes, you might also find *frass* escaping from the back or underside of old furniture. Again this suggests active woodworm. However, not all of these signs of activity are cause for concern. Holes and *frass* might just indicate a previous woodworm infestation, long since dormant.

Specialist/Safety Equipment

Fire Ensure that you fit smoke alarms on each level of your home. It is the simplest step you can take to cut the risk of dying as a result of fire in your house. Test the batteries in your smoke alarm every week and change them every year. Never remove then, other than when being replaced. Many alarm systems, particularly in newer dwellings, are now wired into the mains electrical systems, but this may not necessarily be the case in the property you are hoping to buy. Please ensure there is a suitable escape route from both ground and upper levels. If double glazing is installed in the property, it is essential that keys are available at all times to enable escape, and if fixed windows are present that are double glazed, a suitable hammer must be made available so that it is capable of being smashed open. Please ensure that electrical circuits are not overloaded as this can result in overheating and subsequent fire.

Carbon Monoxide is a colourless, odourless and tasteless gas which is slightly lighter than air. It is highly toxic to humans and animals in higher quantities. Carbon monoxide poisoning has been associated with gas boilers and gas fires in the past, but in more recent years has been associated with woodburning stoves where solid fuel has been used as the heat source. It is essential to ensure that all equipment is properly serviced, to include for attention to flues on a regular basis. Should you choose to install a woodburning stove in accordance with present day building regulation approvals, a carbon monoxide sensor will need to be fitted.

Intruder Alarms, Telephone Lines, Satellite Equipment, Television Aerials and Broadband Where present, none of this equipment will have been checked or tested by ourselves and you are advised to seek further advice in relation to these items. Please be aware that broadband connections and mobile phone signals will vary in strength dependent upon location, and these may not be up to the required standards expected.

Asbestos

Asbestos was extensively used as a building material in the UK from the 1950s through to the mid 1980s. It was used for a variety of purposes and was ideal for fireproofing and insulation. Any building built before 2000 can contain asbestos. Asbestos materials in good condition are safe unless asbestos fibres become airborne, which happens when materials are damaged. When these fibres are inhaled they can cause serious disease which are responsible for around 4,000 deaths a year. Further information in relation to asbestos can be found at www.hse.gov.uk/asbestos/essentials.

Where any asbestos is identified in a building or where we believe there to be a risk of asbestos present, such as roof tiles or soffits together with any internal areas, it is recommended that you obtain a separate independent asbestos survey report.

Mining

The majority of Cornwall has been the subject of extensive historic tin mining activity. It is recommended that a suitable Mining Survey Report is obtained on all properties prior to entering into a legal commitment to purchase. This is initially undertaken by the study of plans and records by a specialist Mining Consultant. Should workings be identified which could affect the subject property, further site inspections or possibly detailed investigations will be recommended.

Radon Gas

Radon Gas is a naturally occurring gas that is slightly radioactive. Cornwall is known as a radon affected area and some properties in the area have been identified as being affected by high radon gas emissions. Further information can be obtained from the National Radiological Protection Board or the local authority, but identification of a radon problem in a specific property is only possible after long term monitoring, which might take several months. If the property is identified as being above the NRPB safe level, remedial measures will be necessary. Such measures are unlikely to be expensive in proportion to the value of the property, but can be disruptive to install.

Electric Pylons

The possible effects of electromagnetic fields by way of overhead power lines, electrical pylons and electricity sub-stations have been the subject of media coverage, and public perception may adversely affect the marketability of properties situated close to such installations. Technical information can be obtained from the National Radiological Protection Board or from electricity suppliers.

Contaminated Land

The term ‘land contamination’ covers a wide range of situations where land is contaminated in some way. In a small number of these situations where certain criteria are met, a site might be determined ‘contaminated land’ which has a specific legal definition set out in Part IIA of the Environmental Protection Act. All over the UK there are thousands of sites that have been contaminated by previous use. Often this is associated with industrial processes or activities that have now ceased, but where waste products or remaining residues present a hazard to the general environment. In Cornwall, for example, land may be specifically contaminated by arsenic and other ex mine waste material as a result of previous mining activity.

Mundic

The word mundic is used to describe a cause of deterioration in concrete due to the decomposition of mineral constituents within the aggregate. A typical source of such aggregates is metalliferous mine waste. Current professional guidance notes describe all of Cornwall and an area within 15km of Tavistock as being areas where routine testing for mundic is required. The notes go on to state that testing should be confined to buildings which contain concrete elements (blocks or in situ) and that were built in or prior to 1950. However, the notes contain advice that testing may be required where there are visual or other signs of mundic decay. Testing leads to a classification of A, A/B, B and C. A is sound, A/B is sound (but may require re-inspection at a later date) and C is unsound. Classifications B and C mean that a property may be un-mortgageable. Typically a house is routinely screened if constructed between 1900 and 1950.