

# **BUILDING SURVEY REPORT**

on the property known as

**House Number / Street, Brighton, West Sussex  
POSTCODE**



Prepared by:

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## **1.0 GENERAL INFORMATION**

### **1.1 Instructions**

In accordance with your instructions, we have carried out a Building Survey on the above property.

You will appreciate that due to the nature of this pre-purchase investigation we have had to restrict our examination to those parts of the building that were accessible, exposed or uncovered at the time our inspection. Our external inspection was from ground level and internally we have not opened up any concealed surfaces by removing plaster, furniture or raising fitted carpets, or floor coverings, we have done our best to draw conclusions about the construction and condition of the property from the surface evidence visible at the time of our inspection. Furthermore, this report must be read in conjunction with our Conditions of Engagement.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value of the property.

Clients are advised to show a copy of this report to their legal advisers as it may affect investigations they will need to make.

We have not at this stage arranged for any specialist reports on the drainage system, electrical or plumbing installations or the heating system.

No tests have been carried out to services. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, conditions or efficiency can only be assessed as a result of a test. Should you require any further information in this respect, it is essential that you obtain reports from an appropriate specialist before entering into a legal commitment to purchase

### **1.2 Property Address**

Address Line 1

Address Line 2

Address Line 3

Address Line 4

**1.3 Name and Address of Client**

Client Name & Address

**1.4 Inspected By**

Surveyor Name

**1.5 Date of Inspection**

1<sup>st</sup> January 2018

**1.6 Weather**

The inspection was carried out when the weather was overcast and dry following a period of rain earlier in the day.

**1.7 Tenure and Occupation**

We understand that the property is held freehold and is to be sold with the benefit of full vacant possession.

**1.8 Directions and Room Locations**

For the purpose of this report we have assumed that the front elevation faces due north.

## 2.0 GENERAL DESCRIPTION

### 2.1 Type

A converted lower ground floor flat.

### 2.2 Age

Circa 1890, converted 2017.

### 2.3 Location

The property is located in a predominantly residential road on the northern side of Brighton and is within walking distance of local shops and other facilities.

Parking immediately outside of the property is restricted to permit holders and pay and display bays.

The property is within visible distance of the main railway viaduct and the main tributary roads into the centre of Brighton.

### 2.4 Accommodation

It is not our intention to advise you of the layout and suitability of the accommodation, as you will have no doubt visited the property and verified that it meets with your requirements. Details are given for identification purposes only.

Accommodation comprises: -

**Lower Ground Floor:** Entrance hall, bedroom with ensuite shower room, lounge/ kitchen, bathroom with WC, bedroom two.

**Externally:** Enclosed rear garden

### **3.0 CONSTRUCTION AND CONDITION**

#### **3.1 Chimney Stacks, Flashings and Soakers**

There is a rendered masonry chimney stack to the three-storey rear addition at main roof level, partially visible from ground floor level. Render has recently been coated with a bitumastic type paint system, we assume to prevent damp ingress internally.

The main chimney stack is to the west party wall line at main roof level, rendered masonry with corbelled detailing to the top section, open clay pots evident and lead flashings at the intersection of the tiled roof finish.

See photographs 1 and 2, Appendix C

Repairs to render have been undertaken recently and the stack has been decorated with some form of paint system. This is showing signs of deterioration and we suspect there is damp ingress internally at the top floor level.

If any of the pots serve redundant fireplaces internally they should be fitted with ventilated capping pieces to prevent rainwater penetration but still allow adequate through ventilation.

We would suggest that maintenance repairs to both of the chimney stacks will be required within the next 2-3 years to prevent damp ingress internally. In order for contractors to undertake works safely at high level they will have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms etc). This will increase the overall cost of the work.

#### **3.2 Roof and Valleys**

The main roof is of timber framed pitched construction, with a central ridge and rafters spanning to the front and rear, roof slopes finished in concrete interlocking tiles assumed to be fixed to timber battens and underfelt. Double glazed Velux rooflights to the rear roof slope were noted.

See photographs 3 and 4, Appendix C

No significant undulation or defects to visible slopes, the tiled finish is aged but in serviceable condition.

The three-storey rear addition has a timber framed mono-pitched roof also finished in concrete interlocking tiles, mortar infill to eaves tiles with asbestos cement undercloak slates. We had minimal view from ground floor level.

### **3.2 Roof and Valleys (Continued)**

Cracking and deterioration within the mortar infill was noted, this requires maintenance repair within the next 12-36 months to prevent damp ingress internally and tiles becoming dislodged during high winds.

See photograph 5, Appendix C

A timber framed mono-pitched roof over the rear bedroom extension to the subject flat, finished in concrete inter-locking tiles with aged lead flashings at the intersection of external walls and double-glazed Velux rooflights centrally. The tiles are aged and discoloured but no significant defects or deterioration was evident.

See photographs 6 and 7, Appendix C

The three-storey bay on the front elevation has a timber flat roof, only partially visible from ground floor level. It appears to have been re-finished in built up felt. Enquiries should be made of the builder / developer to ascertain whether this felt has any form of guaranty / warranty.

Built up felt finishes to flat roofs have a life expectancy in the region of 10-15 years, after which significant maintenance repair or renewal will be necessary.

### **3.3 Parapets**

There is a rendered masonry parapet party wall to the eastern side of the lower roof, a concrete coping detail which is cracked and spalling, this requires repair to prevent damp ingress internally.

See photograph 8, Appendix C

To the three-storey rear addition at main roof level are rendered masonry parapet / party walls, these have rendered finishes which appear to have been re-coated in a bitumen mastic type paint solution recently. We had a minimal view from ground floor level although no significant cracking or spalling was evident.

There are rendered masonry parapet party walls at main roof level, evidence of past render repairs, some uneven / cracked render was evident.

See photograph 3, Appendix C

Ongoing maintenance repairs to rendered finishes should be anticipated, including renewing of the paint coatings to ensure they remain weathertight to prevent damp ingress internally.

### **3.3 Parapets (Continued)**

Any defects in these rendered parapet party walls could cause damp to penetrate internally and cause damage to the timber roof structure over time.

### **3.4 Roof Void**

There was no access to the top floor flat to inspect the roof void.

### **3.5 Rainwater Goods**

There are black PVC half round gutters and PVC downpipes serving main and subsidiary roof slopes. Downpipes run to ground level and discharge into open gully's, some of these have painted finishes.

Due to the presence of nearby mature and semi-mature trees, we would suggest that gutters and downpipes need to be inspected and cleared on a regular basis, particularly during autumn and winter months, to prevent blockages from occurring.

The gully at ground level is partially blocked by leaves and other debris and requires clearing at the time of occupation.

See photograph 9, Appendix C

### **3.6 External Walls and Elevations**

External walls to the property are of traditional load bearing masonry construction, solid brickwork with stucco rendered finishes full height to all elevations.

Foundations were not exposed or examined, but in view of the age of the property it is likely that the building is constructed off shallow brick footings. These are inferior to ballast concrete but were a traditional type of foundation used before the First World War. The depth of foundations is likely to be shallow by present day standards (less than the minimum recommended depth of 1.0m required today within which the sub-soil is affected by prevailing climatic conditions).

There was evidence of repaired cracks adjacent window and door openings on all elevations, these have not re-opened since repair. Signs of differential movement between the single storey extension of the subject flat and the three-storey extension, repaired cracks have not re-opened.

See photographs 10, 11 and 12, Appendix C

### **3.6 External Walls and Elevations (Continued)**

It is recommended that these areas are inspected every twelve months, if further cracking develops then it may be necessary to undertake structural repairs using Helifix ties or in extreme cases underpinning.

On the front elevation there is also evidence of repaired cracks to rendered surfaces adjacent window and door openings, not as extensive to the rear. No open cracking or signs of ongoing movement.

It is important with solid masonry walls that the rendered finishes and decorative coatings are kept in good condition at all times to prevent damp ingress into the structure. This can cause damage to internal plaster and decorative finishes, it could also lead to rot in embedded timbers such as wall plates, floor and roof joists and lintels over window and door openings.

### **3.7 Damp-Proof Course**

The original external walls to the property would not have been constructed with a dampproof course in the first instance. Rendered finishes go down to ground floor level and would bridge any damp-proof course which has been provided.

Enquiries should be made of the current vendors to ascertain whether any specialist damp-proofing works have been undertaken recently is under guaranty and details obtained.

### **3.8 Sub-Floor Ventilation**

We noted two air bricks to the front elevation, partially obscured by a build-up of paint, no sub-floor vents noted to the main rear elevation or rear addition.

Floors appear to be of suspended timber construction although are possibly timber battens on top of a concrete substrate with chipboard flooring over. The lack of ventilation to floor voids increases the risk of rot occurring within sub-floor timbers over time.

Details concerning the form of construction should be obtained from the current developer / vendor.

### **3.9 External Joinery**

We noted evidence of rot in the timber fascia to the single storey extension of the roof above the flat, caused by leakage in the guttering as a backfall, this section requires repair / replacement.

### 3.9 External Joinery (Continued)

See photograph 13, Appendix C

A pair of timber single glazed doors in a timber frame with threshold lead from bedroom two to the rear garden, recently overhauled and decorated, it is fitted with a mortice lock. A split in the threshold was noted, it will require further maintenance repair within the next 12-24 months.

There is a timber single glazed fixed window to the side of bedroom two and a timber single glazed casement window with integral frame and projecting cill, side and top hung opening casements. It was recently overhauled and decorated and is in serviceable condition.

There is a timber single glazed window also to the main bathroom, integral frame and projecting cill, recently overhauled and decorated.

A pair of timber single glazed doors from the kitchen / lounge through to the rear patio, fitted with mortice lock, integral frame and threshold, recently overhauled and decorated. These are newer than the other doors and are in serviceable condition. Integral draughtproof stripping to frames was evident.

To the front bedroom there is a timber vertical sliding box sash window centrally and fixed vertical sliding sash windows either side. They were recently overhauled and decorated, no significant was noted.

The central sash window requires an overhaul, the sash chord is fraying and will break soon. We would also suggest it is fitted with draught-proof stripping to prevent draughts and rattle during autumn and winter months.

Additional security locks are required to these windows to meet your insurers requirements.

The front door to the subject property has a painted timber half glazed unit, integral frame and threshold and fitted with Yale and mortice locks. There is a fixed glazed light above, protected within the porch, newly decorated and in sound condition.

Timber vertical sliding box sash windows and double-glazed Velux roof windows were noted to other flats in the building. They were also overhauled and decorated recently, no significant rot or deterioration was evident.

The communal entrance door at upper ground floor level is a painted timber panelled unit within a softwood frame with fixed glazed light above. It was recently overhauled and decorated with no significant defects noted.

### **3.10 External Decorations**

External decorations to the subject flat and the building in which it is located are quite extensive consisting of a gloss painted finish to joinery including fascias at main roof level, vertical sliding box sash windows and timber single glazed doors and a masonry paint coating to rendered finishes full height.

Complete external redecoration to the property has been undertaken during the course of recent conversion and refurbishment works. The decorative finish is generally in reasonable condition with only minor isolated damage in isolated locations.

The exterior of the building will require redecoration every five years or so in order to maintain its aesthetic appearance and reduce the risk of defects occurring in the individual elements. Access scaffolding will be required which will increase the overall costs.

### **3.11 Ceilings**

Ceilings throughout the subject flat are of plasterboard construction with plaster skim and emulsion painted finishes, assumed to be renewed during the course of conversion.

No significant misalignment, cracking or damp staining was evident during the course of our inspection.

As this is a new conversion it is assumed there is adequate sound insulation within the ceiling. The issuing of a Building Control completion certificate for the conversion would verify this.

### **3.12 Internal Walls and Partitions**

Lightweight timber stud partitions have been constructed internally separating the master bedroom from the entrance hall and ensuite shower room, master bedroom from the kitchen and creating the main bathroom.

These are non-load bearing, it is assumed they incorporate sound insulation to prevent sound transmittance between rooms although this could not be verified at the time of survey.

Remaining internal walls and partitions, including party walls, are of solid masonry with plastered finishes. They were newly decorated and plastered, no cracking or signs of structural movement were noted.

### **3.13 Fireplaces, Flues and Chimney Breasts**

There are no fireplaces or chimney breasts within the subject property, it is assumed these have been removed during the course of converting the property.

On this basis it is also assumed that adequate support is provided to the chimney stacks on the upper floors.

### **3.14 Floors**

Floors throughout the subject flat appear to be of suspended timber construction, new carpet finishes to both bedrooms, tiled finish to bathrooms and laminate to the entrance hall, kitchen / lounge areas.

No signs of movement with no significant gaps to the perimeter of rooms was noted.

Where the floor structure was visible we noted softwood joists with chipboard flooring panels over, as stated previously inadequate ventilation to the floor voids increases the risk of rot occurring within sub-floor timbers over time. A heel test adjacent external walls revealed no significant movement.

### **3.15 Internal Joinery and Kitchen Fitments**

As the flat is a new conversion all of the internal joinery is new, it consists of timber moulded architraves, skirtings and softwood door frames, panelled doors with modern chrome furniture, possibly fire rated to the bedrooms and hallway, all of which are in serviceable condition.

The kitchen has a range of matching white gloss finished wall and base units, solid timber worktop with stainless steel gas hob and under oven, inset stainless steel sink, built in fridge freezer and washing machine, ceramic tiled splashbacks to work surfaces.

The units are of a basic quality (Howdens) and fitted with soft close mechanisms and provide a reasonable level of storage for a property of this type and age.

Solid timber worktops should be lightly sanded and oiled on a weekly basis for the first month of occupation and a monthly basis for the first year to build a protection to the work surfaces and prevent staining from occurring.

### **3.16 Internal Decorations**

Internal decorations consist of a gloss painted finish to joinery and emulsion painted walls and ceilings, completely new internal decorations as part of the conversion works, no significant defects.

### **3.16 Internal Decorations (Continued)**

Minor snagging items were noted including shrinkage cracks in isolated locations and some undecorated making good around some of the electrical sockets and face plates.

### **3.17 Cellar / Basement**

Not applicable

### **3.18 Dampness**

No signs of penetrating or condensation dampness within the newly converted flat at the time of our inspection.

Internal and external solid walls were checked with a Protimeter Surveymaster SM for signs of rising damp and high readings were obtained in the following locations: -

1. Between lounge and the property on the eastern side.
2. Party wall in rear addition bedroom.
3. West party wall of main bedroom.
4. Party wall to entrance hall.

These areas are affected by rising damp due to a non-existent or defective damp-proof course. There is a higher risk of rot occurring within sub-floor timbers to these areas.

Enquiries should be made of the current vendors to ascertain whether any specialist damp-proofing works have been undertaken, specifically to these areas and whether they are subject to an insurance backed guaranty. If they are we would suggest that a specialist is instructed to re-inspect at the earliest convenience and ascertain whether any repairs are required and that they are covered by the guarantee.

If no works have been undertaken or there are no valid guarantees then a specialist should be instructed to inspect these areas to ascertain the cause of the damp and the cost of remedial repair.

If specialist treatment is required it would entail the removal of plaster and injecting walls. This will also entail removal of joinery and services on these walls as well as floor coverings.

### **3.19 Timber Decay and Infestation**

No signs of any significant rot or infestation by wood boring beetle in parts of the timber structure readily visible or accessible although the majority of the floor timbers were not accessible.

Enquiries should be made of the developer / vendor to ascertain whether any specialist timber treatment has been undertaken as part of the conversion works and whether any guarantees are existence in this respect.

Periodic redecoration and repair of external joinery should be anticipated, particularly as sash windows are mostly original. Redecoration every four years would be recommended to maintain the aesthetic appearance of the property and reduce the number of repairs required.

### **3.20 Thermal Insulation**

The majority of the windows and doors are single glazed and provide minimal thermal and sound insulation to the property.

External walls are of solid masonry and provide minimal thermal insulation and there is unlikely to be thermal insulation within the floor structures.

The provision of secondary glazing internally to the main bedroom would improve thermal and sound insulation if this becomes an issue during the course of your occupation.

## **4.0 SERVICES**

### **4.1 Gas**

The subject property has a mains gas supply with the meter located in a pavement vault, copper pipes feed the gas hob in the kitchen and the boiler within the rear extension bedroom. Gas services were not tested by ourselves.

### **4.2 Electricity**

The subject property is provided with a mains electrical supply, the regional electricity company's mains head and meter located in the pavement vault, isolation switches to each of the flats noted. From here there is a sub mains cable feeding a modern distribution board within a timber cupboard to the ground floor entrance hall, split way with RCD protection and miniature circuit breakers.

PVC wiring emanates from the board feeding a system of flush fitting power sockets and light switches throughout, ceiling pendant lights were also noted. Fused spurs for appliances in the kitchen.

The provision of sockets is considered minimal with only two double switched sockets at work surface level in the kitchen, three double switched sockets to each of the bedrooms and three double switched sockets to the lounge area.

A copy of the electrical installation certificate should be obtained from the current vendors.

There appears to be a fire alarm system fitted to the building in which the subject flat is located. The call point is to the entrance hall of the flat, there are also smoke detectors in the entrance hall and lounge / kitchen with a further call point within the rear addition bedroom.

A copy of the fire alarm test and installation certificate should be obtained from the vendor.

### **4.3 Cold Water**

Plumbing is in copper where visible and systems appear serviceable, but we stress that no specific tests have been carried out to either the hot or cold-water systems or central heating installation. If further information is required, we recommend you employ a competent plumber / central heating engineer to report further.

The subject property has a mains cold water supply, it appears there is an incoming lead main with isolation stopcock in the pavement vault.

#### **4.3 Cold Water (Continued)**

See photograph 14, Appendix C

The internal isolating stopcock is below the kitchen sink with earth bonding noted.

We would recommend the incoming lead main is replaced as some consider this a health risk.

#### **4.4 Hot Water**

There is an Ideal Vogue C40 gas fired combination boiler within a timber housing to bedroom two which provides instantaneous hot water with integral timer and temperature control.

It was newly installed in 2016 and was switched off at the time of survey so we cannot comment upon its efficiency.

If the boiler has not been serviced in the last twelve months it should be serviced by a Gas Safe engineer to ensure it complies with Gas Safety Regulations and is operating efficiently.

#### **4.5 Space Heating**

The Ideal boiler feeds a system of steel panelled radiators via copper distribution pipework, radiators are modern with thermostatic radiator valves fitted and they appear to be adequately sized for the rooms in which they are located.

#### **4.6 Sanitary Fittings**

The main bathroom has newly installed modern matching white fittings, close coupled WC with twin flush mechanism and plastic seat and cover, basin with pedestal and monobloc mixer taps and pop up waste. There is a PVC bath with lever taps, thermostatic mixer valves for the flexible hose and head on a sliding rail, folding glazed screen, PVC side and end panels.

There is a working mechanical extract fan with lighting on a sensor as you enter the bathroom.

The side panel to the bath does not fit correctly and requires adjustment.

#### **4.6 Sanitary Fittings (Continued)**

The ensuite shower room also has newly installed matching white fittings and a working mechanical extract fan. There is a shower cubicle with sliding glazed doors, thermostatic mixer valves with a flexible hose and head on a sliding rail, close coupled WC with plastic seat and cover and twin flush mechanism, basin with pedestal and monobloc mixer taps with pop up waste. All were functioning currently.

It is recommended that silicone pointing to the perimeter of the bath and shower are periodically replaced to ensure no water penetrates into the timber floor structure and causes damage.

#### **4.7 Drainage**

The subject property is connected to mains drainage, the PVC soil vent pipe to the rear elevation discharges above roof level and connects directly to below ground drainage, PVC waste pipe serving the shower discharging into an open gulley that also serves rainwater.

There were no visible inspection chambers to the rear garden and we assume that drainage runs underneath the property through to the front.

A stench pipe was noted to the front elevation with inspection chamber just below the vault, we assume this is a front interceptor with drainage connecting to the main sewer in the road.

## **5.0 THE SITE**

### **5.1 Garage**

Not applicable

### **5.2 Substantial Outbuildings**

Not applicable

### **5.3 The Site and Local Factors**

There is an enclosed rear garden including concrete paved patio and brick paved paths to the side, raised garden with brick planters and dwarf walls, patio to the remaining section which is uneven with weeds and vegetation. It is overgrown and requires maintenance repair currently.

There is a communal garden area to the front, block paved with painted concrete steps leading up to the entrance, rendered masonry retaining walls and landscaped to the front. It is in need of routine maintenance with the builder on site undertaking final snagging and cleaning works at the time of our inspection.

### **5.4 Trees**

There are some semi-mature trees within the rear garden, these require trimming and pollarding to prevent root spread causing further damage to boundary walls and fences.

### **5.5 Boundaries**

There is a solid brick wall to the eastern boundary with brick and concrete coping detail, part rendered. Deterioration in pointing was noted to the wall in isolated locations with some cracks and movement caused by adjacent vegetation. Maintenance repair is required.

The southern boundary consists of brick and flint with some timber fencing, overgrown with vegetation and requires maintenance currently.

The western boundary consists of a solid brick wall with brick coping detail, some damaged and defective timber trellis fencing and it was completely overgrown by mature vegetation. This is causing structural damage to the brick wall and requires significant maintenance expenditure. There are new sections of timber fencing immediately adjacent the property where the wall is unstable.

See photograph 15, Appendix C

## **5.5 Boundaries (Continued)**

There are rendered masonry boundary walls to the front garden areas, recently decorated, evidence of repaired cracks, there are also some loose and hollow sections and we would suggest that further maintenance repairs will be required in the future.

## **5.6 Wayleaves, Easements and Rights of Way**

Your legal adviser should obtain details of wayleaves, easements and rights of way which may exist in respect of the subject property, particularly with regard to shared below ground drainage and services.

## **5.7 Planning and Environmental Matters**

The property has recently been converted to three self-contained flats with the subject property at lower ground floor level. Both Planning and Building Control approval would have been required. Your legal adviser should obtain copies of completion certificates and ensure there are no outstanding matters in this respect.

## **6.0 MATTERS TO BE REFERRED TO YOUR SOLICITOR**

Obtain copies of Planning and Building Control approval for the conversion.

Obtain copies of electrical test and installation certificate.

Obtain copies of gas safety certificate for heating.

Obtain copies of guarantees for the central heating boiler.

Obtain copies of guarantees for kitchen appliances.

Obtain copies of guarantees for past damp or timber treatment works.

## **7.0 LIMITATIONS**

The property was fully furnished and floors were generally covered throughout. Where bare floorboards were evident, these were well fixed down and could not be lifted to inspect the joists below without causing damage.

Walls, surfaces concealed by tiles and panels, cupboards with backs, radiators and large free-standing items of furniture were not inspected.

The exterior of the building was inspected from ground level using binoculars as required and internally our inspection was from floor level.

## 8.0 CONCLUSION

The building is generally presented in good order, although as with any property of this age some maintenance attention will be necessary. We refer you to Appendix B at the end of this report.

However, we draw your attention to the following comments: -

### **Priority One (Before Purchase)**

1. Obtain copy of guaranty for front bay roof.
2. Obtain copies of damp-proofing guarantees.
3. Obtain copy of Building Control completion certificate.
4. Specialist damp-proofing report and estimate.
5. Obtain copy of electrical test certificate.
6. Obtain copy of gas safety certificate.
7. Obtain copy of fire alarm installation certificate.

### **Priority Two (Within 6 Months)**

1. Repair render / coping to parapet party wall of rear extension.
2. Improve sub-floor ventilation.
3. Replace rotten timber fascia to rear addition roof.
4. Replace broken sash cord to bedroom window.
5. Provide security locks to windows.
6. Replace incoming lead main.
7. Replace side panel to bath.
8. Repair / rebuild brick boundary wall.

## 8.0 CONCLUSION (Continued)

### **Priority Three (Within 6-36 Months)**

1. Render repairs to chimney stacks.
2. Repair mortar infill to eaves tiles.
3. Repair / re-coat rendered parapet party walls at roof level.

It is essential that estimates / details are obtained in respect of all repairs listed in this report and for any further remedial work revealed by further investigations, before exchange of contracts so that you are fully aware of your liability before proceeding, you must accept the risk for any areas which are not investigated as recommended.

This report must be read as a whole and although we have stressed and itemized certain points which we consider to be essential repairs, other items mentioned in this report must not be neglected.

There may also be other matters of a personal nature, which will involve expenditure in the future, such as replacement of windows and modernization of fittings etc., these should be borne in mind.

Provided you are prepared to accept the liability for the repairs listed above, we can see no reason why you should not proceed with the purchase.

We would advise you that this report is deemed to be accepted on the understanding it is based on the following conditions: -

We inspected the property whilst floors were covered by fitted carpets etc., and no searches have been made for hidden defects except where specifically stated.

The property was built prior to current Building Regulations.

Liabilities for opinions expressed in this report are restricted to the instructing Client and are not extended to any third party who may become acquainted with its contents without prior knowledge or consent, copyright reserved.

We have not carried out any investigation to determine whether high alumina cement concrete with calcium chloride additive (although unlikely) or any other deleterious material has been used in the construction of this property and we are therefore unable to report that the property is free from risks in this respect.

**9.0 ADDITIONAL ADVICE**

None provided.

Signature of Surveyor .....  
*Surveyor Name* BSc (Hons) MRICS

For and on Behalf Of: Redmond & Associates  
4a Shawlands Court  
Newchapel Road  
Lingfield  
Surrey RH7 6BL

Telephone Number: 01342 833448

Date of Report: 1<sup>st</sup> January 2018