

HOME BUYERS REPORT

OF



AS INSPECTED BY MODRICS CHARTERED SURVEYORS

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company no. 11528802 | Registered Address. 166 College Rd, Middlesex, HA1 1RA

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ABOUT THE INSPECTION

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.			
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.			
1	No repair is currently needed. The property must be maintained in the normal way.			
NI	Not inspected (see 'Important note' below).			

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and underfloor spaces so far as there is safe access to these (although we do not move or lift



furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

3	Section of Report	Element Name
2	Section of Report	Element Name
		Joinery
1	Section of Report	Element Name
		Main Walls
		Plinth and Damp Proof Course
		Gates, Fences & Paths
		Paint work
		Ceilings
		Internal Walls
		Windows & Doors
		Floors
		Stairs
		Electricity
		Plumbing & Sanitary Fittings
		Hot Waters & Central Heating
NI		Chimney
		Roof
		Gutters, Downpipes & Gullies
		Drainage
		Sub Floor Ventilation
		Outbuildings
		Loft
		Fireplaces, Flues & Chimney Breasts
		Gas

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

1.0 INTRODUCTION

This report is for the private and confidential use of the client(s) EXAMPLE for whom the report is undertaken. It should not be reproduced in whole or in part, or relied upon by third parties for any use, without the express written authority of Modrics Chartered Surveys.

In accordance with your instructions, we inspected the above property on EXAMPLE to advise you as to the structural condition and state of repair. Our report which follows is divided into sections, in the interest of clarity, followed by a brief summary of our advice. We have added a glossary describing a number of building terms and defects to be read in conjunction with the report.

We have not investigated any legal matters such as Planning, Building Control or Highways. Your legal advisors will need to advise further on these matters.

We have not carried out any investigation to determine if high alumina cement concrete, calcium chloride additive, asbestos or other deleterious material has been used in the construction of this property, and we are unable to report that the property is free from risk. Similarly, we have not carried out any investigations or enquiries regarding possible contamination of the site, and for the purpose of this report we have assumed that it is free from all contaminants. If it is subsequently established that the site is contaminated, the marketability and value of the property could be reduced.

The perceived nature of the sub-soil, where possible, is described below, but can only be confirmed by digging trial holes. The possibility that the property is built on made-up ground has not been investigated nor has the likelihood that the site may be affected by ground water of any kind. Enquiries of this nature form part of an environmental search and we would recommend that you commission such a report.

SCOPE OF SURVEY

The inspection, at which the tenant was present, was undertaken during dry sunny weather, which followed a period of similar weather conditions. At the time of inspection the property was fully furnished with fully fitted and fixed floor coverings throughout. We were unable to gain access to the roof coverings due to the high of the building, these appear to be of flat roof coverings and not visible from vantage points at ground level.



We were only able to inspect those parts of the structure which were accessible without removing furniture and fittings. Our inspection to the roof timbers was restricted by insulation and items stored within the roof space. We inspected those parts of the property which could be seen from either ground level externally, or from within the property. We did not disturb any parts of the structure which were concealed during the course of construction for example foundations were not exposed; floorboards were not lifted and plaster was not removed from the wall surfaces. It follows that for practical reasons we have not inspected all the brickwork, timber, or other parts of the structure which are covered, unexposed or inaccessible and are unable to report that any such part of the property is free from defect.

This report is confined to material defects only and we have not noted any minor items such as cracked panes of glass or loose door and window fittings, which are not urgent or of structural significance. However, such other matters may be reported where the surveyor judges this may be helpful and constructive.

We confirm that the subject flat only was inspected, although comments on parts of the remainder of the building where seen, are included for completeness, particularly having regard to the fact that the Lease may set out a proportionate liability for the remainder of the structure.

2.0 SITUATION AND DESCRIPTION

The property is situated in a mixed residential / light industrial location with local shopping and transport facilities to be found nearby. The development is located adjacent to slough train station with communal facilities / external hard landscaping and provision for secured parking via the rear of the building. Your legal adviser should check / confirm as to whether any allocated parking is afforded to the subject apartment.

As noted above, slough train station is located to the front of the building with over head high powered cables and the proposed cross rail link improvements planned and we would note that the possible effects of electro-magnetic fields have been the subject of medical coverage, but the National Radiological Protection Board (NRPB), an independent body with responsibility for advising on electro-magnetic fields, has concluded that 'there is no clear evidence of adverse health effects at the levels of electromagnetic fields to which people are normally exposed'. Public perception may, however, affect marketability and future value of the property. If required, technical information can be obtained from the NRPB at Chiltern, Didcot, Oxon OX11 0RO, or from the local electricity company.

The property is a nine-storey tiered development which we understand was built within the last 5/10 years constructed by a Barratt homes development. There are a further 2 adjoining blocks on the site.

The subject property is a purpose built medium rise block of apartments, the subject flat no 86 is located on the fourth floor with lift and stairwell vertical access within the building. There are in total 134 apartments within the block. As previously mentioned this is located immediately adjacent to Slough train station with pedestrian access and secure parking to the rear of the building.



3.0 ACCOMMODATION

The accommodation comprises as follows:

Open plan kitchen reception with access to the front terraced two bedrooms, En suite and separate bathroom.

Directions 'left' and 'right' used throughout this report are always taken as if viewing the property from the public high road at the front.

4.0 EXTERNAL CONDITION

Although the majority of the exterior was examined from ground level, random inspections were undertaken from a 3 metre (10 foot) ladder.

CHIMNEYS

No visible chimney stacks serving the subject property.

ROOF

The main roof to the property appears to be of flat roof construction, we note the lower tiers have large pebble coverings over the top of the flat roofs. We are unable to gain access onto these areas, and these are remote from the subject flat which is located in the middle of the block on floor 4.

We would note however compared with traditional coverings depending upon exposure, quality of felt and workmanship, flat roofs have a typical life span of 10 to 15 years. They are also prone to sudden failure and leakage. Continual maintenance and periodic re-covering will therefore be necessary. When the roofs are recovered they should be insulated and ventilated in accordance with current Building Regulations.

Although the maintenance arrangements may not involve liabilities for repair to the roof, etc., the condition of such areas is important as far as the structural integrity of the building as a whole is concerned. The future maintenance of the component parts of the building is therefore a relevant consideration.

The roof spaces have not been seen as access to these areas is only available via the upper accommodation to which there was no access at the time of the inspection. We therefore are unable to state conclusively whether the roof coverings at present are watertight, or whether there are any defects to the roof timbers.

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GUTTERS, DOWNPIPES AND GULLIES

The gutters and rain water goods appear to be integral from the flat roof, there are large cast iron downpipes above the cupboard way leading to the rear of the building. Presumably serving surface water drain provisions on the main roof.

We saw no obvious signs of any visible or significant leakage or staining evident to the building where possible to inspect.

However, as it was not raining at the time of the inspection we cannot state whether the fittings are totally watertight.

The gutters and gullies should be cleared on a regular basis of leaves and other debris. Blocked gutters and gullies can result in serious rainwater penetration problems and consequential rot to the adjacent timbers.

We confirm that in undertaking our inspection of the property that none of these gullies were placed on test.

DRAINAGE

Within the curtilage of the property, various inspection positions, however these are in shared use. No access was afforded to these on the date of inspection. It was not possible to decide whether separate surface water or soakaway arrangement is provided with the disposal of rain water below ground.

Your legal advisor should ascertain as to whether the below ground drainage is classified as a separate or combined system and whether these are in joint ownership and what, if any, joint financial responsibility is afforded for the upkeep and maintenance of the same.

It is unreasonable to expect that a drainage installation of this age is free from cracked joints and pipes. You should therefore anticipate that some maintenance will be necessary in the near future. The standard and adequacy of the drainage system can only be ascertained as a result of a test by an appropriate specialist.

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MAIN WALLS

The main structure appears to be of concrete frame construction clad externally with pointed brickwork, small unit clay tiles and cladding panels covered with a pigmented render / self coloured render.

The survey of an existing concrete framed structure presents certain difficulties as all important structural elements are hidden. There are seven main considerations in good concrete frame design, which are:

- 1. The design of the main structural members and fixings to resist all forces to which the building will be subjected.
- 2. The adequate pre-treatment of steel/concrete against rust/corrosion from reinforcement.
- 3. The provision of damp proof courses and membranes.
- 4. The provision of vapour checks in the wall panels to prevent condensation occurring within the enclosed structure.
- 5. The provision of vapour barriers against weather penetration.
- 6. The provision of adequate external claddings.
- 7. The provision of adequate thermal insulation within the panels.

None of these matters can be checked from examination of the internal and external wall surfaces except item 6.

We note some vertical cracking at high level to the pigmented panel. This will need repair. However, this is remote from the subject flat.

Otherwise we saw no obvious signs of any visible or significant damage where possible to inspect. However clearly access to view the upper sections of the building was heavily restricted due to the height and configuration of the building, and therefore we are unable provide conclusive comments as to the condition of the structure as a whole as restricted access limited the scope of our inspection.

We confirm that we have not undertaken any form of excavation to determine the sub soil type nor indeed to expose the foundations.

The leeching effects of tree roots can hasten and exacerbate the drying out of shrinkable sub soils during periods of hot, dry weather, thus resulting in shrinkage at foundation depths and below, causing damage to foundations. Risk of movement can also be reduced by maintaining the drainage in good condition and controlling the growth of vegetation, including trees and hedges.

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Clay sub soils normally provide a reasonable base for foundations, but suffer the disadvantage of excessive shrinkage during hot dry summers which brings about an irregular reduction in their volume and ability to support structures. In extreme circumstances this will lead to subsidence. Planting a tree closer than the recommendations made above to an existing building entails some risk of damage when the tree reaches full size and in the event of long dry periods. The risk will decrease with periodic pruning of the tree to ensure that it does not reach full height. The complete removal of trees is not recommended as this could cause the sub-soil to swell and lead to foundation heave; this might produce worse damage than would be encountered through subsidence.

The structural condition of the property is otherwise satisfactory. We found no evidence of any significant cracking or current settlement/subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

JOINERY

Powder coated aluminium over hanging fascia's and soffits are featured to the property with aluminium powder coated double glazed windows and doors. Where visible these appear to be generally in serviceable condition.

UPVC doors are featured to the balcony to the rear, we note the door serving the subject flats lock mechanism does not work and this will need to be repaired or replaced.

The keys to all windows and doors should be made available on completion of the sale. Any guarantees for the double-glazing should be checked and retained for future reference. The double-glazed units should help reduce the amount of repainting required over the years. The vacuum seals to the double-glazing are prone to failure, and are particularly unreliable in older double-glazed units. If the vacuum seals fail the affected glazing will need to be replaced, which could prove problematic unless there is an easy means of removing the affected glazing. Following amendments to the Building Regulations all window installations after April 2002 are subject to approval under the Regulations and therefore it is important to ensure that any recent window replacement has the necessary approval or has been undertaken by an authorised installer (FENSA).

You should ensure that there is a regular maintenance programme for external decorations as neglect to this item can spoil the presentation of the block as a whole and therefore possibly depress the value of the individual units.

PLINTH and DAMP PROOF COURSE (DPC)

There is no plinth provided to the property, the external cladding continues down to the base of the building. We would further note that the subject flat is located on the upper floors and therefore no access was afforded into the ground floor apartments except for access through the common parts / entrance area. We saw no obvious signs of any visible or significant water damage or dampness related issues where possible to inspect.

SUB FLOOR VENTILATION

The property appears to have a solid concrete floor with suspended concrete floors to the upper construction, therefore there is no requirement for subfloor ventilation / airbricks.

GATES, FENCES and PATHS

Communal boundaries and hardstanding's serve the subject property and the neighbouring 2 developments / blocks. Where visible this appears to be in good condition and maintained to reasonable standard. We saw no obvious signs of any visible or significant damage or graffiti or similar related problems where possible to inspect.

The balcony is accessed via the reception room to the rear with glazed balustrades, these appear to be stamped as toughened / safety glass which is required and window panes or glazing which is less than 800 mm above internal floor level to avoid injury and to comply with modern glazing codes of practice.

Your legal advisor should ascertain ownership of the boundaries, particularly in view of maintenance which is required, but also to ensure that no boundary disputes exist.

We would point out that driveways and pathways are generally constructed on minimal foundations and are susceptible to movement, particularly in shrinkable clay sub-soils and, therefore, periodic inspections and patch repairs will be required.

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OUTBUILDINGS

There are no outbuildings, however there is a secure parking to the rear of the property. Where visible we saw no obvious signs of any significant damage, however access was limited to externally viewing this from the electric gates to the rear. It is important that a standard of fire resistance is maintained between the garages and the remaining accommodation in the case of petrol fires.

It should be checked / confirmed as to whether building regulation approval / statutory approval has been obtained for the construction and the appropriate certification provided in relation to the same. We would also note that fire safety is a statutory matter and your legal adviser should obtain all appropriate documentation in relation to the same prior to legal commitment. We are unable to say whether a good standard of fire proof or thermal insulation is provided without exposing the structure.

PAINTWORK

The reapplication of paintwork will be required to the external joinery sections to preserve the existing wood and also as and when any repairs are completed.

Before reapplication of paintwork is undertaken we would stress the thorough preparation of all surfaces concerned. Reapplication of paintwork will include two undercoats and a finishing coat of hard gloss paint.

5.0 INTERNAL CONDITION

The interior has been inspected from floor level only, unless otherwise stated. We have not attempted to remove any fixtures, wall hangings nor heavy furniture.

LOFT SPACE

NI

There is no loft serving the subject flat.

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CEILINGS

The ceilings are constructed of plasterboard throughout. There are some classic differential/movement cracking noted to the joints of the plasterboard and also at junctions of walls and ceilings.

Minor hairline cracking was noted at various locations, predominantly at junctions of walls and ceilings, but this was generally minor in nature and capable of being filled prior to the next phase of redecoration.

In parts of the house the ceilings are punctuated with spotlights. You should ensure that the spotlights are kept clear of insulation material so as to avoid excessive heat build-up.

Otherwise the ceilings were generally noted to be in fair condition.

INTERNAL WALLS and PARTITIONS

The internal walls were dry lined internally.

This is a popular method of finishing off the internal surfaces of walls as it saves on costs and reduces the drying out period when construction took place. Dry lining is where plasterboard sheets are fixed to either timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores.

We saw no obvious signs of Any visible or significant damage where possible to inspect.

We stress to you that we are unable to gain access to all internal surfaces of walls and partitions, due to fitted furniture and machinery. Should there be conditions of dampness either penetrating or rising through defects in the damp proof course then this could give rise to a condition of wet or dry rot in the adjoining timber work

FIREPLACES, FLUES and CHIMNEY BREASTS









There are no chimney breast serving the subject property.

WINDOWS and DOORS

The present condition of the windows were found to be in serviceable condition. However as noted previously the door to the balcony to the rear does not close and will need repair / and or the lock replaced to maintain security.

Internal doors were generally found to function satisfactorily, fitting within the frames provided.

Fire doors are installed to the individual rooms and also to the flat entrance door with an overhead self closer. It is important that these are maintained in this condition to reduce the risk of fire / smoke spread and provide a protected escape route. It is important that you appreciate that under part E of the building regulations a certain walls and floors are required to provide adequate resistance to the transmission of sound. Standards which would have applied relates to the date of construction, and again we would refer to our comments to ensure that the appropriate certification has been provided and enquiries should be made as to whether there are any noise / nuisance related issues with the neighbouring apartments.

Fire proofing between flats and means of escape in the event of a fire are vital matters.

Again the standards which apply are those of current building regulation requirements. The local fire regulation authority has enforcement powers and regulates buildings of this kind and it should be confirmed that all appropriate fire safety measures are in place and these are checked on a regular basis and certified accordingly. This is obviously a matter you must consider should you decide to proceed with the purchase of the property.

FLOORS

The floor to the subject property appears to be of suspended concrete construction.

The floors were found to be reasonably firm and flat and capable of bearing normal domestic loads. It should be noted that floors are one of the hardest areas to pass comment on due to the presence of furniture and fitted carpets. The risk must therefore be accepted that defects may exist beneath the carpets/floor coverings that are hidden from view.

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All surfaces appeared to be even and free from evidence of movement or similar damage.

STAIRS

The communal stairwell lobbies and entrance area appears to be in good condition with concierge entrance with individual letter boxes internally. Lift access provided vertical circulation through the building and these will need to be checked and maintained on a regular basis. These are specialist installations and fall outside the scope of a home buyers survey to comment upon.

Otherwise the staircases and communal circulation areas appear to be in serviceable condition. We note evidence of signage, smoke and fire fighting equipment within these areas and again we would refer to our comments previously to ensure these are periodically checked and adequately certified on a regular basis

6.0 SERVICES

These have been inspected visually only, where accessible, and no tests have been applied. Standards and adequacy of installations can only be ascertained as a result of a test by an appropriate specialist. A general comment only is included under the following sections:

ELECTRICITY

The consumer units and meters are located in the cupboard in the entrance hall.

It is impossible to guarantee the condition of an electrical installation on the basis of a visual inspection only. There are many aspects relating to the physics of electricity which can only be identified by the application of test instruments which cover matters relating to resistance, impedance and current etc. Only proper testing of the installation will provide a true picture.

We would recommend that the system be inspected and tested by a qualified electrician and a report obtained. Pending receipt of an electrician's report we suggest you allow for the possibility that some expenditure on the electrical installation will be necessary.

NI

You should arrange for a qualified electrician to test the installation and quote for any necessary remedial work prior to legal commitment to purchase. The electrician should be registered with the National Inspection Council for Electrical Installation Contractors (NICEIC).

GAS

There is no gas supply to the building, individual storage heaters are provided within the property.

We would point out that the storage heaters may contain asbestos products and any works involving asbestos related materials will need to be removed by a specialist contractor licensed to deal with asbestos products. More information may be obtained from your local Environmental Health officer.

As a normal safety precaution we would recommend that the gas service, together with any fitted gas appliances included in the sale, be inspected and tested for safety by a qualified gas engineer before the property changes hands.

PLUMBING and SANITARY FITTINGS



The plumbing to the property is of copper and plastic. There is some reliance on plastic pipes within the plumbing system. Whilst these are quite durable, they may be more prone to impact damage than conventional copper pipes.

Without exposing the rising main running beneath ground and floor structures, we cannot confirm the material used here. For health reasons, lead pipes are no longer recommended. Lead pipes can develop leaks, especially if run in sub soils subject to movement, and nowadays polythene pipes are used below ground for this purpose. If you are concerned about the fact that a lead pipe is used, replacement with a new polythene main would be the best solution.

The water pressure to the taps at each level was found to be adequate and there were no obvious signs of any leakages to the underside of taps or waste pipes.

It is preferable for there to be an external overflow pipe as a failed float valve can be spotted quickly, and furthermore any surplus water is drained to a harmless exterior point. The fittings

appear to be working, although detailed tests have not been carried out. We are unable to confirm that the plumbing installation is completely free of leakages, bearing in mind the limitation of the inspection and the fact that much of the pipework is in concealed locations.

We emphasise that we have not inspected any of the hidden pipework, either under floors or boxed in, so are unable to comment upon this.

HOT WATER and CENTRAL HEATING

Hot water cylinder / electric boiler is located within the cupboard, we found no obvious signs of any leakages to the boiler / cylinder or associated pipe work where visible to inspect.

We recommend that the heating system is inspected and tested by a qualified engineer and a report obtained. If you are in doubt as to whether this system will provide heating to meet your requirements, you are advised to consult a heating engineer, and ask him to carry out a test and advise generally on the performance of the system.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Although this section provides a summary of our findings, it is important that the report is read as a whole.

LEGAL MATTERS

Your legal advisor's attention is drawn to the following:

Your legal advisor should be specifically asked to check all relevant documents, including the Lease and advise you of their terms. You may be particularly concerned with the following:

- a) That there is a Management Company correctly set up to deal with the running and maintenance of the building.
- b) That the management arrangements are such that they will satisfy the normal requirements of Building Societies or other lending institutions.
- c) That suitable annual maintenance and replacement funds exist with suitable reserves, to deal with general cleaning, maintenance and repair of common parts and repairs to the main structure, centralised heating installations and other services. Particular regard should be paid to the comments made in this report regarding the main structure and common parts.

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- d) That the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the Management Company and that suitable procedures exist for settling disputes which may arise with regard to repairs.
- e) Whether the Management Company or individual flat occupiers are responsible for insurance of the building and where a block insurance policy is held.
- f) Your legal advisor should also ascertain from the Secretary of the Management Company whether there are any existing or foreseeable management problems or disputes or known outstanding repairs or programmed works which would affect the level of the service/maintenance charge payable.
- g) The precise repairing covenants and management arrangements under the lease are not known and these should be carefully checked through your solicitor. Previous maintenance costs should also be ascertained as a guideline to likely future costs, and enquiries should be made as to whether there are any impending major repair items. You should also check whether there is a sinking fund in existence for future building repairs.
- Although the maintenance arrangements may not involve liabilities for repair to the roof, etc, the condition of such areas is important as far as the structural integrity of the building as a whole is concerned. The future maintenance of the component parts of the building is therefore a relevant consideration.

Your legal advisor should check the Lease and confirm that there are suitable repairs and cross repairing covenants and adequate rights of way over common parts. It should also be established that the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the Freeholder, and that suitable procedures exist for settling disputes which may arise with regard to repairs. It should also be established as to whether individual flat owners or the Freeholder are responsible for the insurance of the building.

- Your legal advisor should check whether there are any rights of way that exist over the property boundaries and if so, what the terms of ownership and repair and responsibilities are in this regard.
- Your legal advisor should confirm as to what rights of way/repair and responsibilities are afforded over the common parts of the property.
- Your legal advisor should confirm which of the subject boundaries are your responsibility, in respect to future maintenance and also where boundaries have not been properly demarcated. Also whether there are/have been any boundary disputes or similar.
- Your legal advisor should ascertain as to whether the below ground drainage is classified as a separate or combined system. It may be that the below ground drainage system is shared and, as such, there may be joint financial responsibilities.



- Your legal advisor should ascertain as to whether there has been any structural movement or claims related to the property.
- Your legal advisor should ascertain as to whether Building Control/Planning permission or other statutory consents, Party Wall approval, where applicable, were obtained for any alterations or additions to the property.
- Your legal advisor should enquire on your behalf as to the history of the property with regard to flooding
- Your solicitor will check that the town planning and Building Regulations history of the property is in order. Appropriate local authority and other enquiries will reveal whether there are any planning proposals, etc. likely to adversely affect the property.
- It is important to check that all alterations to the property have the benefit of all necessary local authority consents, and were supervised by the Building Inspector under the Building Regulations.
- You should confirm that all the alterations were undertaken in accordance with a scheme drawn up and supervised by a qualified architect/structural engineer.
- All additional investigation and enquiries referred to in this report should be undertaken prior to exchange of contracts. Such investigation should include obtaining quotations for the various building works referred to in this report. Such enquiries should also include checking whether there has been a history of underpinning at the property or whether there has been any claim under a buildings insurance policy in respect of structural movement. The enquiries should also include asking about the history of any alterations carried out to the property over the years.
- Any guarantees in respect of previous building works should be checked.
- Any guarantees / warrantees or NHBCs in relation to the development whether there have been any claims under the same.

URGENT REPAIRS

We draw your attention to the relatively urgent matter below:

1. Repair defective door lock to rear balcony.

In view of our findings therefore, as to the property as a whole, we strongly recommend that estimates for the above mentioned urgent repairs are obtained before the exchange of

Contracts. Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

FURTHER INVESTIGATION

The following should also be dealt with before exchange of contracts:

- Obtain gas safety certification.
- Obtain electrical safety certification.
- Undertake a CCTV survey of the drainage system to ensure that is it fit for purpose.

MAINTENANCE

We have highlighted throughout this report the need for areas of maintenance or items that will require your attention. Estimates for these should be obtained **prior to exchange of contracts** so that you are sure that the Property falls within your budget.

STRUCTURAL MOVEMENT

The structural condition of the property is otherwise satisfactory. We found no evidence of any significant cracking or current settlement/subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

OVERALL OPINION

Within the context of a Home Buyers Report we found this property to be a reasonable proposition for purchase, provided that you are prepared to accept the costs and inconvenience of dealing with the various repair works reported. These defects are not inconsistent with a property of this age and type.

We trust that our report provides the information and advice you require. If we can be of any further assistance, please let us know. We mention that our report has been prepared for you as our client in connection with the respected purchase of the property and we cannot accept responsibility for it to any third party who may become acquainted with its contents, without our prior knowledge and consent in writing. An electronic pdf copy of the report can be sent to your legal advisors if requested.



Yours sincerely

MODRICS CHARTERED SURVEYORS

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8.0 GLOSSARY

Brief explanation of some of the technical words and terms that may be found in our report

Air brick	Perforated brick or grating set into wall to provide ventilation. Most frequently used at the base of walls to ventilate timber ground floors. Insufficient ventilation can result in dry rot to floor timbers.
Barge Board	Wide board fitted below tiles of overhanging verge to gable.
Binder	Horizontal timber placed at right-angles to and above ceiling joists to stiffen ceiling and provide additional support.
Bressummer	Beam supporting walls and floor joists over openings in main walls by bay windows.
Cavity Wall	External wall, comprising inner and outer 'skin', brick or block with space between. Properly constructed it is more resistant to damp penetration than solid wall and improves thermal insulation.
Cesspool	Watertight chamber in which sewage effluent is collected. Has to be emptied at intervals - a service usually provided by Local Authority for which a charge is made.
Collar (in roof)	Timber that ties across between rafters on either side of a roof at some point above the feet of the rafters.
Collar (in drain)	Wider end of pipe into which another pipe fits.
Damp Proof Course (dpc)	Layer of some impervious material incorporated in the structure to prevent passage of dampness through porous materials. Older buildings often constructed without dpc. Chemical injected dpc often recommended as the cheapest method of damp proofing. This method not as effective as physical barrier and depends partly on replastering walls.
Damp Proof Membrane	Similar to dpc but in solid ground floors to prevent damp rising up through floor. Should be connected to dpc in surrounding walls to be fully effective.
Dormer Window	Window set into roof slope.

- **Dry Rot/Wet Rot** Fungus growth which attacks timber. Conditions conducive to growth of dry rot are damp, coupled with stagnant air, e.g. if sub-floor ventilation is lacking. Wet rot thrives in similar conditions also in external joinery unless maintenance is meticulous. Does not worsen after damp source removed, unlike dry rot which will continue to spread and affect new timber or adjoining areas if not properly treated.
- **Eaves** Projecting edges of a roof.

Expansion Tank Small storage tank linked with the central heating system to top up water in that system independent of main cold water storage tank.

Fascia Vertical board at eaves level to which guttering often attached.

- Fillet Method of weatherproofing joint between roof covering and brickwork, e.g. around the base of chimney. Most frequently in cement but sometimes of tiles set in cement. Less satisfactory than flashing (see below) because of inflexibility and liability to crack.
- **Flashing** Method of weatherproofing joint between roof covering and brickwork using metal sheeting.
- Floors Suspended timber a system of joists covered with floorboards or chipboard at first floor level, suspended between walls and resting on them, at ground floor level, most often supported by small 'sleeper' walls on oversite concrete. Cavity beneath floorboarding should be ventilated by air bricks set into external walls to avoid conditions conducive to growth of dry rot. Solid floor usually formed of hardcore, surmounted by 4" to 6" concrete, then a damp proof membrane with final surfacing of cement screed and floor finish.
- **Foundations** Firm base constructed beneath ground to spread loading from a building on to subsoil. Modern buildings normally have strong concrete foundations. Older buildings often have weaker, shallow foundations, more susceptible to failure and subsidence. Some older buildings are sometimes constructed direct onto compacted soil.

Gable Triangular part of an exterior wall beneath two roof slopes.

Gutters Normally formed in cast iron in older properties but in PVC in modern houses. 1) Half round semi-circular section fixed to fascia with brackets. 2) Ogee - a different pattern with vertical rear side screwed direct to fascia -disadvantage is that it restricts decoration of fascia and

	rear face of gutter; rusting and failure of gutter can result, and in extreme cases, rot in fascia and feet of rafters.
Hanger	Vertical timber fixed between rafters and binder to provide additional support to ceilings.
Нір	External angle formed by roof when end slopes backwards instead of ending in a gable. Usually protected by tiles even on slate roof.
Land Drain	Method of disposal of water beneath ground. Usually comprises a drain laid down with open joints and surrounded by shingle or similar material through which water can disperse into surrounding soil. Drains will become blocked with silt in time.
Lath and Plaster	Traditional way of forming plaster surface on ceilings or timber partitions. Comprising a number of horizontal battens or laths which form a key for the plaster. Now largely obsolete and replaced by plasterboard.
Lean-to Roof	Roof constructed with single pitch leaning from eaves against another external wall.
Lintel	Beam normally of concrete or metal - sometimes timber - spanning opening in a wall to support the wall above.
Purlin	Horizontal timber in roof space which provides intermediate support to rafters.
Rafters	Inclined timber immediately beneath the roof covering to which the tiling battens or boarding for sloping roofs are fixed.
Reveal	Vertical side face of an opening for a window or doorway between the frame and outer face of wall.
Ridge	The horizontal line at the apex of a roof. Usually has tile covering.
Roof Truss	Triangular framework of structural members supporting a roof, carrying horizontal members (purlins) which in turn support common rafters. (See also 'Trussed Rafter').
R.S.J.	Rolled steel joist - steel supporting beam.
Septic Tank	Sewage disposal system normally comprising two or three linked chambers within which self-purifying (bacteria) process takes place,

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	beyond which is al outfall to land drains or a soakaway (see below) for the purified liquid effluent. Occasional emptying may be need, but dependent upon soil conditions and method of use, septic tank can remain undisturbed for a number of years. New land drains or soakaways may also be required but on average probably at intervals of not less than ten years.
Soakaways	Method of water disposal, usually for surface water, i.e. hole dug in the ground and then filled with brick, rubble or similar material and covered over. Disperses water from drains leading into it provided surrounding soil conditions are suitable.
Soffit	The underside of overhanging eaves or an archway. Sometimes used to describe sloping sections inside a house beneath a roof or staircase.
Spall	Process whereby the face of damp bricks or other building materials is blown off by frost action, leaving a soft porous surface. Affected bricks should best be cut out and renewed, although resurfacing with a coloured cement render is often acceptable.
Strut	Load bearing timbers normally supporting purlins (see above) and fixed at an angle down to a wall or some other load bearing point.
Stud Partitions	Wall formed of pieces of timber (stud) covered with plasterboard or lath and plaster in older property. Unless specially constructed, unlikely to give sound insulation or strength of brick or block partitions.
Throat	Groove cut in the underside of external sills to throw rainwater away from walls. Where throats do not exist, rainwater can run back beneath the sill, soaking into the wall and causing dampness inside the building.
Tie Bar	Metal bar inserted across building to tie outer walls together, i.e. to arrest movement in structure and improve stability.
Trussed Rafter	Derivative of roof truss (see above). Factory made timber framework used instead of common rafters, joined together by metal connectors or adhesive.
Underpinning	Construction of new foundations beneath existing walls to arrest uneven subsidence due to ground movement or foundation failure.
Valley	Internal angle formed by the outside surfaces of two adjoining roof slopes. Can be tiled or formed in metal or, less durably, in felt. May

be called 'valley gutter' particularly when horizontal, i.e. between two parallel adjacent sloping roofs.

- Verge Edge of a roof which runs from eaves to ridge at a gable (usually cement pointed).
- Wall Plate Horizontal timber at top of wall on which floor or roof timbers, rafters or joists rest.
- Wall Tie Metal connector used to provide structural link between inner and outer skins of cavity wall.

Woodborer Infestation

Insect that attacks timber. Eggs are laid by the insect. Resulting grub eats away within the timber before emerging as adult insects through distinctive and characteristic flight holes in spring/early summer. Serious infestation can ultimately result in breakdown of timber but is relatively slow process. Most usual attack is by common furniture beetle. Other species are more voracious such as Deathwatch Beetle and House Longhorn Beetle. Chemical treatment will eradicate woodborers. Specialist companies offer a service with long term guarantees against re-infestation.