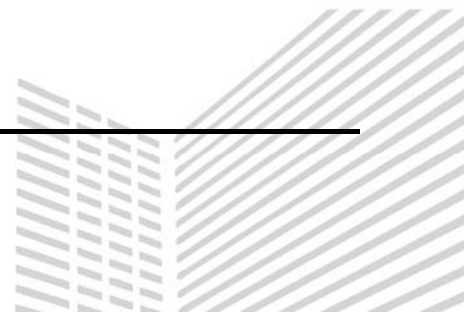


Building Survey of

Essex.
C05 9JD

For Mr

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Survey Report

The Survey report is for; Mr

Building Survey of a

Particulars

The Client:

The Surveyor: Mr G.Dolden.
G.Dolden & Associates Ltd,

The Property: .

The Scope of the instructions

The scope of the instructions is as set out in; the **Initial Client Brief**, which included Terms and Conditions of Engagement.

This report is for the private and confidential use offor whom the report is undertaken and should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of the Surveyor.

Generally left and right hand-side locations will be described when viewing the property from the front entrance.

Date of Survey

Weather

Limitations of the inspection

The limitations are as set out in the Initial Client brief, specific limitations were as follows;

Due to finishes I was generally unable to view the structural timber frame of the building, except in the Basement where the timber beams were exposed.

Where the property had carpets and vinyl floors fitted I was not able to gain access to the under floor structure.

I was unable to gain access to the loft space to the rear elevation of the property, as this had no access hatch.

I did not gain access to the adjoining property.

All services commented upon have been visually inspected but no testing has been carried and the opinions expressed have been those of a Surveyor and not an Engineer.

The Surveyor has commented on the age and condition of the services, if further testing or confirmation is required this should be carried out by an Engineer of the relevant discipline.

Information from the owners

The property was vacant and the previous owners were not contactable. The prospective purchasers were present and they provided the following information.

1. The original date of construction is unknown.
2. The extension to the front of the property is Edwardian. The porch extension appears to date from the 1930's.
3. It is assumed that the front wall is on the cartilage of the property; the right-hand and rear boundaries are the responsibility of the property.
4. The property is listed
5. The property has only recently been vacated
6. There are no known available guarantees or warranties
7. The property has mains drainage and water

Information relied upon in this report

The Environment Agency, Flood map.

Description of the property

Current use

It is currently empty but used as a private dwelling

Conversion works.

The property has not been recently converted, but some areas have been upgraded in the 1970s, including the creation of an en-suite bathroom to the master bedroom and changes to the décor.

Tenure and occupation

The property is a freehold property

Location

Orientation & Exposure

Trees and Hedges

General Building Condition

Areas of Concern

Summary of repairs

Further investigation

Construction and condition – structural frame, exterior and interior

Construction principles

The extension has, solid masonry walls, a timber pitched roof, resolving the loads down to the foundations. The floors are timber and brace the property.

Structural frame

Main roof

Other roofs

Parapet walls

No parapet walls were identified

Rainwater pipes and gutters

External walls

The external walls were mainly dry lined internally.

Damp-proof courses

Floor ventilation

Internal walls and partitions

Many of the internal partitions appeared to be timber clad partitions. Others were of a masonry construction but it was not possible to view their structure beneath the decorative finishes.

Fireplaces and Chimney Breasts

Floors

The floors are a mix of timber floors and a solid concrete floors, it was not possible to examine the floor structure but the ground floor, with the exception of the area above the basement were assumed to be concrete and the upper floors suspended timber. None of the floors showed excessive movement when tested.

Ceilings

The ceilings were generally plaster boarded, skimmed and painted no defects were evident

Windows, doors and Joinery

Dampness

Timber defects

Structural movement

Building Services

Electrics

The electrical services appeared generally modern with some older installations all switches tried worked, no obvious faults were noted.

The electricity generally worked there was no visible evidence of poor wiring and most wiring was hidden. There was a modern, RCD protected fuse board.

Supplementary bonding to the fittings in the bathroom and toilets were not obvious.

Gas

There was gas within the property

Water supply and plumbing

Hot water installations, boilers, control equipment, space heating

Drains

Foul and surface water

The foul stacks ran externally and were vented to the top, they then ran out to a manholes to the rear and side and presumably to the main sewer under the road. The rainwater shared the same system.

Other services

Telephone services were evident within the property.

Thermal insulation and energy efficiency

Ventilation

Noise and disturbance

Means of escape

Disabled Access

Health & Safety concerns

None

Hazardous materials

Security

Gardens and grounds

Boundaries

Schedule of accommodation

Matters for legal advisor's attention

To ascertain the boundaries of the property

Rights of way, easements and shared services

None: although the next-door property may share a drain run behind.

Environmental

Sketch plans

Further investigation

Surveyors Assessment

G.S.Dolden MRICS

Appendix 1, Photographs of the property

Fig 1,
Fig 2,
Fig 3,
Fig 4,

Fig 5,

Fig 6,

Fig 7,

Fig 8
Fig 9,

Fig 10, Structural propping within the basement

Appendix 2

Appendix 3