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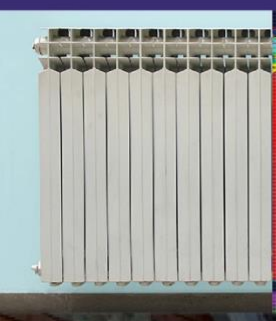
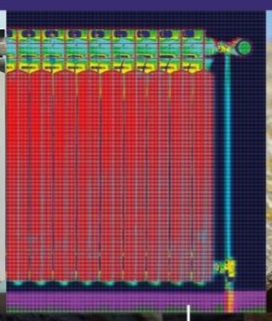

Thermographic Survey

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Customer Details

Client Name:	Saxilby Community Parish Council
Address:	St. Andrews Community Centre William Street Saxilby Lincolnshire LN1 2LP
Purpose of Report:	STRUCTURAL BUILDING SURVEY
Report Reference:	SBS|MLH|2024
Inspection Date:	30 Oct 2024
Surveyor Name:	C McLean BSc Hons, MCIOB, CSRT, CSSW, DipDEA, UKAS-P402/P405
Building Surveyor Engineer Name:	Greg Owen BSc (Hons) C Build E, MCABE.

Property Image

Type of property: Community centre

No of bedrooms: N/A

State of repair: Average Condition

Services: Electricity-Gas-Mains Water Supply

Tenure: Freehold

Location: Exposed

Property Age: 40 Years Approx

General Description of Property (External)

- The building inspected is a two storey brick block cavity construction utilised as a community centre.
- The building is located on a large open and level site with access areas to the front and rear with 1st floor external staircases which are utilised as fire escapes and additional access. The roof is dual pitched and tiled, with a gable overhang at the right hand end and a hipped surface at the left elevation.
- Windows and external doors are UPVC framed with sealed double glazed units.
- The building is located in a public area with a large parking area close to the left elevation, a bowling Green at the front aspect and playing fields to the rear with housing and a school beyond these.

This Building Survey is produced by a Qualified Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- Help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.

- Provide detailed advice on condition.
- Describe the identifiable risk of potential or hidden defects.
- Where practicable and agreed, provide an estimate of costs for identified repairs.
- Make recommendations as to any further actions or advice which need to be obtained before committing to purchase.
- Where estimated repair costs have been given, these are very basic estimates based on my experience in dealing with these types of repairs and the costs involved. It is always recommended that you engage the services of at least three contractors to ensure you receive value for money.

- No below ground investigations have been carried out and no drainage survey has been undertaken.

ENERGY PERFORMANCE.

- Unknown

Energy Performance Certificates (EPCs) are needed whenever a property is:

- Built
- Sold
- Rented
- You must order an EPC for potential buyers and tenants before you market your property to sell or rent.
- In Scotland, you must display the EPC somewhere in the property, for example in the meter cupboard or next to the boiler.

- An EPC contains:
- Information about a property's energy use and typical energy costs
- Recommendations about how to reduce energy use and save money.
- An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

- Buildings that do not need an EPC.
- These include:
- Places of worship
- Temporary buildings that will be used for less than 2 years.
- Stand-alone buildings with total useful floor space of less than 50 square meters

- Industrial sites, workshops and non-residential agricultural buildings that do not use a lot of energy.
- Some buildings that are due to be demolished
- Holiday accommodation that's rented out for less than 4 months a year or is let under a license to occupy.
- Listed buildings - you should get advice from your local authority conservation officer if the work would alter the building's character.
- Residential buildings intended to be used less than 4 months a year.

Roof Access.

- Telescopic Camera Pole and Ladders

Findings

A full assessment of the defects listed below revealed that the works itemized in the recommendation listings within the body of this report will be required to return the areas to an industry standard condition, consistent with Construction (Design and Management) Regulations 2007/2015.

Report Synopsis

- The property has a pitched tile roof (Concrete tiles) this appears to be in good condition but requires maintenance to the mortar areas.
- The mortar verges require maintenance where cracking/missing mortar is evident and common problem with exposed gable edges.

- The main entrance has a pitched tile roof (Concrete tiles) this appears to be in good condition generally but does have a small number of broken tiles and failed lead flashing at the boundary with the main elevation and the valley areas require maintenance.
- The tiles require repair where cracked tiles and missing mortar is evident

- Water is discharged from the roof via a PVCU gutter section rainwater system with outlet downpipes hold fast fixed to the external elevations.
- The gutter section rainwater system shows physical evidence of blockages with debris causing restrictions to the water flow leading to the rainwater outlets.
- Recommend these are cleared and repaired to prevent water penetration to the building.

- The mineral felt roof surface above the left-hand fire escape is severely degraded, failure of this roof surface can result in failure of the timber structure above the staircase, which could become a risk to users.
- Recommend the roof structure and surface be repaired or replaced as necessary after further investigation.

- The fire escape staircase at the right-hand gable is a fabricated steel framework with vertical supports and fixings locating the framework to the gable wall of the building.
- The steel treads are bolted in place with welded and bolted handrails and supports.

- The steel framework is degraded, due to lack of maintenance and failed painted surfaces which has led to rusting and expansion of the steel framework. Whilst the structure is still considered relatively sound and useable.
- This is considered as a vital part of the buildings safety framework, and it should be considered for replacement to ensure it is safe for future use and a low liability risk should persons use this without permission.

- The disused flue pipe from the former boiler system is an ingress risk into the roof and ceiling areas of the property, recommend this is removed and the roof surface retiled.

- There are a number of defects at the entrance area roof which covers the access at the rear elevation, the lead flashing fitted to the building elevation is loose in a number of areas due to failed pointing, and there are broken roof tiles on the roof surface.

- Areas such as these are minor repairs, however, without sufficient seals to protect the building at these points, water ingress and insect infestation can take place, creating damp and pest issues within the property.

- Some rooms have textured ceilings which may contain asbestos due to the age of the property and although not an issue if left alone should be considered a possible risk when carrying out any work/repairs to the ceilings.
- ACM testing would confirm positive or negative content.
- As per CAR2012 regulations, testing of the suspect material is recommended prior to any works being carried out to confirm or refute the presence of an ACM's.

- The Community centre should have an asbestos register recording those areas where asbestos located.

- A full inspection of the loft space and roof coverings revealed soffit roof line ventilation, the roof relies on passive natural air movement from the eaves ventilation, however if re-roofing or developing the roof space ventilation should be provided in the form of ridge vents or similar.

- There is a disused boiler flue installed at rear pitch of roof, double lined stainless-steel flue with flashing kit fitted at roof surface.
- Recommend this is removed and the roof surface tiled to reduce the risk of water ingress.

- The internal ceilings have a plaster decoration finish with evidence of water stain marks within the boiler room, ingress due to disused boiler flue. Other internal ceiling surfaces had low proto-meter moisture readings detected which would suggest no problems with leaks to the roof or walls in other areas.

- The internal walls and partitions were a mixture of solid construction and timber partition plaster decoration finish with no evidence of water stain marks with low proto-meter moisture readings detected which would suggest no problems with leaks to the roof or walls.

- The decoration comprised of simple type papered and painted wall surfaces and gloss painted woodwork, all found to be presented in a serviceable state of repair considered fit for purpose.

- All room areas had a mixture of solid and supported joist floors with no visible defects, with no visible movement or structural defects, generally the floors are free of evidence of undue deflection or vibration in normal use and are considered in a satisfactory condition.

- All windows are of a PVCU construction with no physical defects adversely affecting the natural opening movement or performance detected at the time of the inspection.

- The turned staircase and galleried landing was of prefabricated concrete with handrail found to be in an acceptable condition, the stair treads were sound under foot and free from vibration in normal use.

- The Community Centre has a commercial kitchen which is utilised for staff and visitors. The commercial kitchen will be subject to food hygiene standards and have annual servicing and checks, ensuring safe working practices and maintenance and servicing is carried out.

- Washrooms and facilities located throughout the building, those inspected were found in good condition with no defects detected.

- The Kitchen and Bathroom areas had extractor units found to be in good condition, used to aid the reduction of condensation within the space.

- The head of the drainage system is a soil vent pipe which receives discharge from the internal sanitary fittings, the drains at the time of inspection were free flowing with no restrictions.

- The property is connected to a cold-water supply, the visible parts of the installation appeared in satisfactory condition.

- The property is connected to mains gas, the visible parts of the installation appeared in satisfactory condition.

- The property is connected to mains electrical supply, the visible parts of the installation appeared in satisfactory condition.

- The hot water is provided by a gas boiler, the visible parts of the installation appeared in satisfactory condition.

- Central heating is provided by way of pumped circulation from the gas boiler serving steel panel radiators of varying sizes in principal ground and first floor accommodation, the visible parts of the installation appeared in satisfactory condition.
- We recommend a test and inspection of the boiler and hot water system be carried out by a Gas Safe approved heating engineer prior to exchange of contracts.

- From the inspection of the different roof spaces, I noted glass wool fibre insulation laid between the ceiling joists, the visible parts of the insulation revealed no in-complete areas requiring attention to meet with current regulations.

- The building is located on a level site with parking to the front left aspect, there is a Bowling Green to the direct front of the building, and playing fields to the rear, the areas around the property are utilised for housing, schools and local businesses.

- Parking has a tarmac surface parking area utilised by visitors, the pathways are surfaced with concrete slabbed paving, there is some wear and weathering to areas, however, all are considered fit for purpose.

- The property site is generally open plan, with border hedges and fencing which chain link fencing at playing field boundaries and fencing at the neighbouring properties.

- We are not aware of any adverse environmental factors affecting this property.
- No large or mature trees close to the property that are considered a risk
- The property appears well constructed with cavity block/brick walls throughout with no evidence of any structural cracking or movement detected to any of the ground or upper floor external elevations during the inspection.
- Tests were carried out to the walls and ceilings throughout the property using a proto-meter electronic moisture testing appliance which revealed low levels of moisture content in all materials surfaces tested,
- Inspection of the roof timber supporting structures found no visible wood decay was noted to any of the structural timbers and all appeared to be in satisfactory condition.
- The survey was requested to determine what defects may impact the safe use and budgeting required for future maintenance. A number of areas require attention and consideration.

Fire escapes

- These steel frame structures located at the gable ends of the building are constantly exposed to weather and as such, the structures and surfaces are degraded. The right hand (north facing) staircase has been severely degraded, and Rust is present to the railings which support handrails, treads, structural joints and main framework to an extent that these should be considered a hazard.
- Whilst the staircase is repairable, it is recommended that specialist contractors are appointed to assess for repair and if not reasonable, then replacement of the structure will be necessary.
- The left-hand staircase is less affected, however the roof installed above this is worn and the surface covering and decking material should be replaced.

Entrance roof covering

- This large porch structure which covers the main entrance area (located at the rear elevation) has failed lead flashings due to pointing disrepair at the adjoining wall surfaces and a number of broken tiles are present.

Main roof

- The gable verge overhang at the right-hand gable end of the building is degraded, with loose mortar present, this bonded surface is in place to prevent water ingress and wind lifting of the tiles fitted to the verge, so loose mortar is a fall hazard along with potential damage to roof surfaces during storm conditions.
- The verge should be accessed and repointed to prevent loss.

Main roof flue pipe

- This is disused and should be removed with the roof surface tiled over to ensure the roof surface remains watertight. Water ingress into the roof damaging the ceiling area below has already taken place.

- With these defects to consider and the lack of availability for the existing roof tiles, it is recommended that the tiled surface of the entrance cover be removed and the tiles placed in storage. These could then be utilised to repair the main roof surfaces as necessary (such as to recover the area of the disused flue pipe).
- The porch area can then be resurfaced with modern concrete interlocking tiles which are easily matched and available (Marley Modern Tiles for example) The roof surface of the building will likely require resurfacing in full within the next 10-15 years, by holding tiles from the lower roof area to carry out repairs in the intervening period would help to prolong the life of the roof and reduce material costs.

- Budgeting for long term repairs on buildings of this size can be difficult to calculate due to various factors, such as material cost variations, access equipment and labour prices, for example, scaffold access for a building of this size (to enable full replacement of the roof surfaces) could exceed £50,000.

- Replacement steel fire escape supply and construction would be expected to exceed £10,000 with additional costs for removal and disposal of the existing units, a risk assessment to determine if the building can be in use during periods of work should also be factored as this could affect revenue or insurance.

- Recovering of roof surfaces in full would be expected to cost £300 per metre squared. A full calculation of the roof surface area was not undertaken at the time of the survey as the roof surfaces were assessed as being currently fit for purpose, however, the costs for replacement could be expected to exceed £130,000.

Main Roof Coverings

- The property has a pitched tile roof (Concrete tiles) this appears to be in good condition but requires maintenance to the mortar areas.
- The mortar verges require maintenance where cracking/missing mortar is evident and common problem with exposed gable edges.

Front pitch

Mortared ridge

Hip end of roof

Disused boiler flue

Rear pitch

Rear pitch

Front pitch

Mortared verge overhang is degraded

Mortared verge

Secondary Roof Coverings

- The property has a pitched tile roof (Concrete tiles) this appears to be in good condition generally but does have a small number of broken tiles and failed lead flashing at the boundary with the main elevation and the valley areas require maintenance.
- The tiles require repair where cracked tiles and missing mortar is evident

Main entrance roof area

Hip end

Lean-to roof surface

Broken tiles

Valley area

Porch area central to roof

Porch roof area

Lead flashing at roof perimeter

Roof Drainage

- Water is discharged from the roof via a PVCU gutter section rainwater system with outlet downpipes hold fast fixed to the external elevations.
- The gutter section rainwater system shows physical evidence of blockages with debris causing restrictions to the water flow leading to the rainwater outlets.
- Recommend these are cleared and repaired to prevent water penetration to the building.

Front gutter

Rear gutter

Rear gutter

Front gutter

Porch area gutter and valley

Porch gutter

Essential Repairs

Location: Fire Escape Left Gable

- The mineral felt roof surface above the left-hand fire escape is severely degraded, failure of this roof surface can result in failure of the timber structure above the staircase, which could become a risk to users.
- Recommend the roof structure and surface be repaired or replaced as necessary after further investigation.

Fire escape at left gable

Mineral felt roof surface above staircase

Staircase roof surface is degraded and requires replacement

Location: Fire Escape Right Gable

- The fire escape staircase at the right-hand gable is a fabricated steel framework with vertical supports and fixings locating the framework to the gable wall of the building. The steel treads are bolted in place with welded and bolted handrails and supports.
- The steel framework is degraded, due to lack of maintenance and failed painted surfaces which has led to rusting and expansion of the steel framework.
- Whilst the structure is still considered relatively sound and useable, this is considered as a vital part of the buildings safety framework, and it should be considered for replacement to ensure it is safe for future use and a low liability risk should persons use this without permission.

Steel framework is rotted

Failed welding at railings

Rusted steelwork at staircase framework and treads

Frame is rusting and weathered

Other Repairs External

Location: Disused Flue Pipe

- The disused flue pipe from the former boiler system is an ingress risk into the roof and ceiling areas of the property, recommend this is removed and the roof surface retiled.

Disused flue should be removed

Water ingress has damaged ceiling

Flue pipe through roof surface to interior loft area

Location: Entrance Area Roof

- There are a number of defects at the entrance area roof which covers the access at the rear elevation, the lead flashing fitted to the building elevation is loose in a number of areas due to failed pointing, and there are broken roof tiles on the roof surface.

Failed pointing at lead flashing

Broken tiles on roof surface

Location: External Elevations

- Areas such as these are minor repairs, however, without sufficient seals to protect the building at these points, water ingress and insect infestation can take place, creating damp and pest issues within the property.

Open and damaged ventilation covers, holed brickwork should be sealed around pipes and cables.

Other Repairs Internal

Location: Boiler Room

- Some rooms have textured ceilings which may contain asbestos due to the age of the property and although not an issue if left alone should be considered a possible risk when carrying out any work/repairs to the ceilings.
- ACM testing would confirm positive or negative content.
- The Community centre should have an asbestos register recording those areas where asbestos located.

Boiler room ceiling is water damaged. Artex ceiling surface.

Algorithm Guidance Budget: £170,000 (the guide cost relates to any defect repairs outlined)

Follow the link below to find a Local Trusted Contractor

- https://www.hich-ltd.co.uk/trusted-contractors/

SURVEY REPORT INDEX

Roof Ventilation

- A full inspection of the loft space and roof coverings revealed soffit roof line ventilation, the roof relies on passive natural air movement from the eaves ventilation, however if re-roofing or developing the roof space ventilation should be provided in the form of ridge vents or similar.

Fireplaces, Flues and Chimney Breasts

- Disused boiler flue installed at rear pitch of roof, double lined stainless-steel flue with flashing kit fitted at roof surface.
- Recommend this is removed and the roof surface tiled to reduce the risk of water ingress

Ceilings

- The internal ceilings have a plaster decoration finish with evidence of water stain marks within the boiler room, ingress due to disused boiler flue. Other internal ceiling surfaces had low proto-meter moisture readings detected which would suggest no problems with leaks to the roof or walls in other areas.

Walls, partitions, and plasterwork

- The internal walls and partitions were a mixture of solid construction and timber partition plaster decoration finish with no evidence of water stain marks with low proto-meter moisture readings detected which would suggest no problems with leaks to the roof or walls.

Interior Decoration

- These comprised of simple type papered and painted wall surfaces and gloss painted wood work, all found to be presented in a serviceable state of repair considered fit for purpose.

Floors

- All room areas had a mixture of solid and supported joist floors with no visible defects, with no visible movement or structural defects, generally the floors are free of evidence of undue deflection or vibration in normal use and are considered in a satisfactory condition.

Windows/Doors

- All windows are of a PVCU construction with no physical defects adversely affecting the natural opening movement or performance detected at the time of the inspection.

Staircase

- The turned staircase and galleried landing was of prefabricated concrete with handrail found to be in an acceptable condition, the stair treads were sound under foot and free from vibration in normal use.

Kitchen Fittings

- The Community Centre has a commercial kitchen which is utilised for staff and visitors. The commercial kitchen will be subject to food hygiene standards and have annual servicing and checks, ensuring safe working practices and maintenance and servicing is carried out.

Sanitary Fittings

- Washrooms and facilities located throughout the building, those inspected were found in good condition with no defects detected.

Mechanical Ventilation

- The Kitchen and Bathroom areas had extractor units found to be in good condition, used to aid the reduction of condensation within the space.

Services

- **Only detailed specialist tests will confirm the adequacy/efficiency and/or safety of the services and installations thereof.**
- **Surveyors are not qualified to undertake these tests, therefore any comments on services within the body of this report are made by way of general observation of the visible parts only, I therefore recommend that you arrange for the services and installations thereof to be inspected by specialists.**

Drainage

- The head of the drainage system is a soil vent pipe which receives discharge from the internal sanitary fittings, the drains at the time of inspection were free flowing with no restrictions.

Cold Water

- The property is connected to a cold water supply, the visible parts of the installation appeared in satisfactory condition.

Oil / Gas

- The property is connected to mains gas, the visible parts of the installation appeared in satisfactory condition.

Electricity

- The property is connected to mains electrical supply, the visible parts of the installation appeared in satisfactory condition.

Hot Water

- The hot water is provided by a gas boiler, the visible parts of the installation appeared in satisfactory condition.

Heating

- Central heating is provided by way of pumped circulation from the gas boiler serving steel panel radiators of varying sizes in principal ground and first floor accommodation, the visible parts of the installation appeared in satisfactory condition.
- We recommend a test and inspection of the boiler and hot water system be carried out by a Gas Safe approved heating engineer prior to exchange of contracts.

Thermal Insulation

- From the inspection of the different roof spaces I noted glass wool fibre insulation laid between the ceiling joists, the visible parts of the insulation revealed no in-complete areas requiring attention to meet with current regulations.

The Site

- The building is located on a level site with parking to the front left aspect, there is a Bowling Green to the direct front of the building, and playing fields to the rear, the areas around the property are utilised for housing, schools and local businesses.

Garage/Store

- N/A

External Areas/Paths/Patios etc.

- Parking has a tarmac surface parking area utilised by visitors, the pathways are surfaced with concrete slabbed paving, there is some wear and weathering to areas, however, all are considered fit for purpose.

Retaining walls/Earth retaining structures

- None detected

Boundaries and fences

- The property site is generally open plan, with border hedges and fencing which chain link fencing at playing field boundaries, and fencing at the neighbouring properties.

General Environmental Factors

- We are not aware of any adverse environmental factors affecting this property.

Trees

- No large or mature trees close to the property that are considered a risk

Japanese Knotweed

- Inspection revealed no physical evidence of any Japanese Knotweed.

Introduction to Japanese Knotweed

- Japanese knotweed (Fallopia japonica) is native to Japan, Taiwan, and northern China, and was introduced to the UK in the early 19th century as an ornamental plant. It is a perennial plant, growing each year from its extensive underground rhizomes, and spreads rapidly both by natural means and as a result of human activity.

- Japanese knotweed is spread by fragments of rhizome or stem being transported to new sites. Very small fragments of stem/rhizome can give rise to new plants. The plant forms dense stands, outcompeting our native vegetation and causing nuisance and structural damage.

Responsibilities

- Responsibility for controlling Japanese knotweed nearly always lies with the landowner unless the leaseholder is responsible for land management.
- If you are unable to find out who owns the land in question, you may be able to find the information by carrying out a land registry search.

Legal position

- This content is for information only. If you have legal concerns about Japanese knotweed, we recommend that you take specific legal advice.
- It is not an offence for a landowner to have Japanese knotweed growing on their land and they don't have to report its presence.
- However, if Japanese knotweed is causing a nuisance there may be a civil liability.
- Waste material from these plants is classed as controlled waste under the Environmental Protection Act 1990 and must be disposed of at a suitably licensed or permitted waste site. Certain herbicides and plant material containing herbicides may also be considered as hazardous waste under the Hazardous Waste Regulations. If using a carrier to move this waste off site, you must ensure they are a registered waste carrier.

Wildlife and Countryside Act 1981

- Japanese knotweed is listed in Schedule 9 of the Wildlife and Countryside Act 1981 and is subject to Section 14 of this Act. It is an offence to plant or cause this species to grow in the wild. This means that actions which cause the spread of Japanese knotweed, egg strimming, flailing or dumping contaminated material, may constitute an offence. Allowing Japanese knotweed to spread from your property into neighboring land may also be an offence, although this has not yet been tested in the courts.
- Japanese knotweed offences under this Act are enforced by the police. Therefore, if you see somebody causing the spread of Japanese knotweed, you should contact your local police station.
- If you need more information on section 14 refer to the guidance produced by DEFRA and Welsh Government.

Anti-social Behavior, Crime and Policing Act 2014

- Community Protection Notices can be issued by local councils or the police under the Anti-social Behavior Crime and Policing Act 2014. These notices can be issued to individuals or organizations to compel them to control invasive species in situations where they are having a detrimental effect on the quality of life of others.

- Contact your local authority or the police if you require more information. Further guidance can also be found on the Home Office website.

- Treatment and control of Japanese knotweed

- DO NOT strim, flail or mow Japanese knotweed.

- Doing so is likely to significantly increase the risk of spreading the plant and could constitute an offence.

- Cutting and digging are NOT effective methods for controlling established Japanese knotweed and take many years to have any effect. Japanese knotweed has an extensive underground rhizome system which can be up to several meters deep, making it extremely difficult to dig up all rhizomes. It is highly likely that rhizomes will remain in the ground and give rise to new plants. These options also create controlled waste which must be carefully contained and disposed of in a specific manner.

- Japanese knotweed is best controlled by the application of a suitable herbicide.

- Glyphosate-based herbicides are commonly used to treat Japanese knotweed. If glyphosate is applied correctly, at the appropriate time of year, it is possible to eradicate it, although it can take two to three years of repeated treatment.

- Professional glyphosate products are required as the type of glyphosate product bought at garden centres will have limited effect. Professional herbicide products must only be used by suitably qualified individuals who hold the necessary National Proficiency Test Council certificates of competence. Suitably qualified operators may be found locally or via an industry body.

- To achieve control of Japanese knotweed, glyphosate must be applied in late summer/autumn after the plant has flowered. Applying glyphosate earlier in the year may stunt growth, but it will not kill the plant. Large mature stands of Japanese knotweed will

need to be treated for two or three years to achieve eradication (i.e. treat once a year in late summer/autumn).

- If you wish to use herbicides in a location that is in water, within a protected site, or near a water abstraction, you will need prior written approval from your local authority.

- How to report sightings of Japanese knotweed

- Record sightings using the iRecord App (or iRecord online form) or the LERC Wales App. Both Apps are free to download. Submitting records using either App (or online) will contribute to a better understanding of where invasive species are in England & Wales, how they spread and their impact. Records will be available to view on the National Biodiversity Network Atlas Wales or the Horticulture UK Map.

- Advice for Contractors and Developers on disposal of contaminated material

- Japanese knotweed (or contaminated material) is a controlled waste, and as such must be disposed of at a suitably licensed or permitted landfill.

- The UK & Welsh Governments have advice on model specifications and guide to procurement for the control of Japanese knotweed in construction and landscape contracts.

- For information on the treatment and disposal of invasive non-native plants, please contact your local authority.

- Further Information

- For further information on the identification, control and disposal of Japanese knotweed, and the regulation of pesticides, see the following links:

- Welsh Government advice on invasive non-native plant species including Japanese knotweed identification and control and Japanese knotweed advice for voluntary and community groups.
- The GB Non-Native Species Secretariat website is useful for species information and tells you how you can record the presence of Japanese knotweed.
- Health and Safety Executive website for information on regulation of pesticides

Structure Movement

- The property appears well constructed with cavity block/brick walls throughout with no evidence of any structural cracking or movement detected to any of the ground or upper floor external elevations during the inspection.

Dampness

- Tests were carried out to the walls and ceilings throughout the property using a proto-meter electronic moisture testing appliance which revealed low levels of moisture content in all materials surfaces tested.

Condensation

- Inspection revealed no physical evidence of any Condensation, however we have provided further guidance below on moisture control within the building.

What is Condensation?

- As the cold winter months set in, we are less inclined to ventilate our homes and are tempted to seal in the heat, resulting in a rise in humidity levels due to lack of ventilation. This causes condensation: liquid water that collects on walls, windows, and ceilings. Kitchens and bathrooms are especially vulnerable to excess condensation, which can lead to damp problems and black mould growth. Read on to find out how to stop condensation in the home.

- Condensation is the process that induces water vapour in the air to turn into liquid. A disparity in temperature change causes condensation, which is why it is more prevalent in winter. If humidity is high enough, the accumulated moisture in the air is deposited on cold impenetrable surfaces. This can cause condensation on the outside and inside of windows. Condensation can also form inside double-glazing, although that is usually caused by a failure of the seal between the two windowpanes. Condensation can also affect penetrable surfaces, such as wallpaper and plaster.

The perfect conditions for condensation to manifest are:

- Warm rising air
- Falling temperatures
- Cool surfaces
- Warm air holds more moisture than cold air and when it rises, so do the suspended water molecules that are contained. As temperatures fall, the air can no longer hold all of its moisture, so it will find surrounding cool surfaces to transfer this moisture onto.

- Problems with condensation commonly arise due to the high moisture content in the air providing an ideal environment for mould growth. Once the water molecules are deposited on cool surfaces, this can lead to two main issues: deterioration of the surface where the moisture has condensed such as porous plasterboards, and the growth of black mould and fungi.

- Unchecked condensation results in blackened window frames, damp patches and mould growth on walls. Other signs of condensation problems in houses are mould growth on clothing and soft furnishings, as well as streaming from condensation on windows.

Different condensation types found in UK Homes

Interstitial condensation

- Moisture from the air that absorbs into a porous substrate like soft furnishings or internal wall insulation.

Surface condensation

- When internal hot air meets a cold surface. This is what most people are referring to when we talk about household condensation.

Warm-front condensation

- When warm air enters a cold building. Warm-front condensation is common in emptier buildings during the seasonal change from winter to spring.

Summer condensation (also called reverse condensation)

- Very rare in the UK. During a monsoon or ordinary rain shower in otherwise warm conditions, warmth from the sun can dry a wet wall driving water vapour through the wall to the interior.

Cold bridging condensation

- When hot air reaches an area of a building that is colder than its surroundings, condensation will form. This can happen on floor-to-wall and ceiling-to-wall joins as well as around doors and windows.

Causes of condensation

- Everyday living causes a surprising amount of moisture to be released into the air. Cooking three meals a day releases five pints of water. Each shower constitutes a further half-pint. Even breathing and sweating can heavily impact the moisture load present in the air: on average, one person generates 3 pints of water a day.

- *There are three main groups of household activities that generate condensation in the home:*

LACK OF VENTILATION

- Correct ventilation means that a good air exchange is taking place inside the house. Warm air, which generally contains a lot of water vapour, is exchanged with colder, dryer air. Opening windows on a highly humid day will contribute towards the moisture levels in the home as the relative humidity levels may be the same or higher than those in the home.

- Extractor fans are often installed incorrectly, creating a counteractive effect on the intended ventilation. If placed next to an open window, this may cause the extractor fan to short circuit, meaning it will suck in the fresh ventilation from the open window before it has had a chance to replace or mix with stale air. It is best to place extractor fans as far away from windows as possible to reduce the possibility of condensation damp and mould.

AIR MOISTURE LEVELS

- When cooking and bathing, it is assumed that leaving the bathroom or kitchen door open will help disperse the concentrated moisture particles, but this is not the case. Leaving doors open causes moisture particles to settle on cooler surfaces throughout the house. Instead, they should be ventilated during and after use to avoid mould growth, a common issue caused by excessive condensation.

- There are numerous other sources of moisture which often go unnoticed. Letting the kettle boil over, leaving lids off large water sources such as cooking pans and aquariums, and placing desiccant dehumidifiers in areas where there are draperies or cloth furnishings are common activities that increase moisture content in the home. Avoiding these will make a noticeable difference to the air quality in the home and will prevent mould growth.

FLUCTUATING TEMPERATURES

- Temperature differences are more pronounced in winter due to the significant disparity between indoor and outdoor temperatures. Suppose a property isn't properly insulated with methods such as double glazing and specially designed internal insulation systems. In these cases, the cold air will enter enclosed properties through hairline cracks and porous materials, clashing with the warm circulating air from heat sources such as internal heating and body heat.

- Internal heating should only be used to maintain a warm, constant temperature within the home. If a room is heated to 20 oC in the day, condensation will form if surface temperature drops to 15 oC. An initially colder room, say 13 oC, does not suffer condensation until temperature falls to 8 oC?*.

How to Stop Condensation

- Preventing condensation is a good starting point to controlling condensation.
- Below are a few types of preventative measures, which together make a robust deterrent against exposure to condensation:

- As condensation is made up of water particles, reducing water saturation in the air will mean it is less likely for condensation to manifest. There are three ways to go about doing this:

1: Lifestyle changes:

- Using internal heating to dry out furniture and wet clothes can damage internal heating systems and create fluctuating temperatures in the home. It also poses a risk to health. By heating the moisture in wet furnishings and clothes, aspergillus fungal spores can form and enter the respiratory system causing severe damage to the lungs. To avoid these issues, wet items are best dried outdoors or in a dryer with external vents.

- It is better to maintain a cooler temperature constantly rather than a warmer temperature occasionally, as this will create greater disparities in temperature leading to condensation and mould.

2: Air circulation:

- Opening windows: Overall, fresh outdoor air is the gold standard for indoor air quality. Ventilation on a daily basis, ideally three times a day, is a good starting point to ensure a regular air exchange. During these ventilation periods, radiators should be turned down to avoid unnecessary energy wastage.

- Mechanical ventilation such as Extractor Fans and Positive Input Ventilation can help improve air circulation around the home. By keeping the air in constant movement, this prevents the stale moist air from settling. A combination of extraction and positive input create the perfect duo for improving indoor air quality. Together, they produce a breathing effect in your home, sucking out moist saturated air and replacing it with clean filtered air. This will keep humidity down to a point where condensation can't form, creating an inhospitable environment for mould growth.

3: Water extraction:

- Calcium chloride is well known for extracting moisture from the air due to its hygroscopic qualities. Desiccant dehumidifiers are also great at collecting warm moist air and extracting moisture particles, replacing the stale air with cool, drier air to lower condensation.

Warmer Surfaces

- Warmer air holds more moisture and only condenses when it comes into contact with a cool surface. Due to this, it is important to keep surfaces warmer. By eliminating the cold surface, it can be stopped from becoming a condensation magnet. Wet walls are one of the

most structurally damaging circumstances that can happen to a property, which can have vast financial and health implications if left long enough.

- There are several solutions for this: insulating plaster, insulating tiles, and insulating boards. These will help maintain wall surface levels at a warm enough level to keep condensation and mould at bay.

- Dealing with other forms of dampness affecting the building (e.g. rising damp and penetrating damp) can assist in lowering condensation by improving the thermal properties of the fabric of the building (building materials have a higher thermal resistance when dry than when wet).

- Wiping down surfaces after cooking and bathing also aids in removing excess moisture. Too much dampness in an enclosed area gives mould a chance to grow. Using an anti-mould joint sealer for bathrooms and humid environments will help create a long-lasting resistance to mould on tiled surfaces, windows, and silicone joints.

Remedying condensation damage

Mould Kits in a bathroom

- Condensation and mould issues often go unnoticed until it is too late. Black mould is one of the tell-tale signs that the moisture content in the air has gotten out of hand. In these cases, it is important to not just clean the surface mould off, but also eliminate the mould spores which are invisible to the naked eye. These mould spores enable re-growth of the mould organism. A two-fold treatment that both removes mould and protects against further colonization is advised as a long-term solution against mould infestation.

- Although condensation is most commonly associated with mould growth as it provides mould with the water that it needs to grow, dampness caused by condensation can also lead to other moisture-related problems such as dry rot in timbers. A curative and preventative treatment for rot in wood will be needed in these cases, to both remedy the damage done by the moisture, and protect it from rotting in the future.

- In areas where there is persistent condensation, scrubbing mould and applying chemicals on painted surfaces can lead to fading and decolorization of the treated area. A washable mould-resistant paint or anti-mould paint additive is recommended to keep mould firmly at bay in areas of high moisture saturation. This also maintains the aesthetic appeal of the treated wall. There are numerous specialist treatments available from companies such as Safeguard & Permaguard

- Plaster walls can become damaged by condensation absorbing into and dissolving the binders. It is important to check the moisture levels in a wall using a moisture meter to confirm that it is indeed water damage due to condensation, and not due to other causes such as rising damp.

- If condensation goes for a long enough time without treatment, water oversaturation occurs. Some signs of water saturation in a wall are bulging walls, flaky or bubbling plaster, and crumbling mortar between bricks. In a worst-case scenario, when a wall reaches water absorption level which is beyond repair, this will lead to replacement being the only option. In these cases, replacing with a cement or lime-based plaster is more robust as they do not get damaged so easily by liquid moisture. Cement and lime plasters are also more alkaline which means they do not support mould growth, whereas gypsum is a neutral substrate and can allow mould to grow.

Positive Pressure Ventilation Systems

- If you are experiencing issues with persistent condensation and black mould in your home, then PPV systems are the answer. These units effectively increase the flow of fresh, clean air throughout a property, removing humid stagnant air. As well as getting rid of condensation and reducing the risk of mould, they improve general air quality.

How does positive pressure ventilation work?

- Positive pressure systems work by gently pressurizing your property and increasing air circulation throughout. This helps alleviate condensation and improve general air quality. The PPV units introduce fresh air into your property, displacing moist air. By tackling problem condensation in this way, you reduce the risk of damp and mould developing within your home.

Benefits of positive pressure ventilation

- Positive pressure ventilation offers several benefits to homeowners:
- Low running cost
- Quiet units
- Beneficial for people with allergies
- Whole house ventilation

- No more:
- Peeling wallpaper & damaged paint

- Black mould growth
- Musty smells
- Stagnant air

Positive Pressure Systems for Houses & Flats/Apartments

Positive Pressure Loft System

- For houses with lofts, you can make use of a positive pressure loft system. Fresh air is drawn from outside and delivered throughout your home from a concealed location in your loft or roof space. These PPV loft units have various running speeds that you can easily select. Depending on the number of rooms you have, the positive pressure loft unit will automatically adjust the flow rate accordingly.

- Heat Recovery Unit Positive Pressure System For Lofts With Heater - tackles mould and condensation in properties with lofts. It contains a heater unit to heat incoming air as well as filters that remove unwanted pollutants from outside.

Positive Pressure Systems for Flats

- If you have an apartment or flat that has issues with condensation but no loft space, then we stock this PPV wall Unit. These can be installed on the wall, ideally a hallway or landing of your flat or apartment. Fresh filtered air is drawn into your flat and moist stagnant air is forced out of your property.

- Heat Recovery Positive Pressure System For Flats - these wall-mounted units tackle mould and condensation in properties without lofts. With an in-built heater, various running speeds, and automatic flow rate.

Installing Positive Pressure ventilation units

- These PPV units should be installed by a qualified electrician, following manufacturer's instructions. They are easy to install and designed with flexibility in mind.

Timber Defects

- Inspection of the roof timber supporting structures found no visible wood decay was noted to any of the structural timbers and all appeared to be in satisfactory condition.

Further Guidance Notes

- A roofing contractor should be asked to inspect the main and secondary roof areas, commenting in particular on the works required.
- A building contractor should be asked to inspect the property and comment on any works required.
- A BWPDA Timber and Damp Proofing specialist should be asked to inspect the property, commenting in particular in regard to any works required to remedy rising/penetrating dampness.
- A Gas Safe approved engineer should be asked to inspect the gas installations within the property to check for compliance.
- An inspection and test by a NICEIC approved electrical engineer is recommended.

Algorithm Guidance Budget: L458

GENERAL MAINTENANCE TIPS.

Outside the property

- You should check the condition of your property at least once a year and after unusual storms.
- Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or
- other fixings, including the materials used to form the joints with the roof coverings.

- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

- Flat roofing has a limited life and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- Rainwater pipes and gutters: Clear any debris at least once a year and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.

- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (damp-proof 150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing. Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames.

- Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist.

- Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

- Conservatories and porches: Keep all glass surfaces clean and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it’s raining. Arrange for repairs by a qualified specialist.

- Other joinery and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

- You can check the inside of your property regularly when cleaning, decorating, and replacing carpets or floor coverings. You should also check the roof area occasionally.

- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot, or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

- Walls and partitions: Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

- Floors: Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.

- Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.

- Built-in fittings, woodwork, and joinery: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.

- Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

- Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

- Lift drain covers annually to check for blockages and clean these as necessary or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

- Grounds Garages and outbuildings: Follow the maintenance advice given for the main building. Japanese knotweed or other non-native species: seek advice from an appropriately qualified person or company such as an accredited member of an industry recognized trade association.

Environmental Matters

Radon

- Basic searches imply that the property is not located in a known High Risk Radon Area, however a comprehensive Radon risk report should be carried out.

What is Radon

- Radon is a colorless, odorless radioactive gas. It is formed by the radioactive decay of the small amounts of uranium that naturally occur in all rocks and soils. Radon is created when natural radioactive uranium slowly decays in the ground under our homes and seeps to a surface. Because of the way we heat and ventilate our homes, some radon can transmit indoors through the floor. This can be especially an issue within basements where natural ventilation is hard to achieve.

- Radioactive elements decay and emit radiation. Any exposure to this type of radiation is a risk to everyone's health. Radiation is a form of energy and can cause damage in living tissue increasing the risk of cancer.

- Radon is found everywhere, formed from uranium in all rocks and soils. Outdoors everywhere, and indoors in many areas of the UK radon levels are low and the risk to health is small. The darker the colour on the radon maps (see the link below) the greater the chance of a high radon levels within the building. However, not all buildings, even in the darkest areas, have high levels of radon gas.

- The amount of radon is measured in becquerels per cubic meter of air (Bq m-3). The average level in UK homes is 20 Bq m-3. For levels below 100 Bq m-3, your individual risk

remains relatively low and not a cause for concern. However, the risk increases as the radon level increases.

- Radioactivity is where unstable elements, such as naturally occurring uranium, thorium, and radon, break down; energy is released, and different elements formed. The new elements may also be unstable, so the process is repeated until a stable element is formed. The energy given off is called radiation and can be alpha or beta particles or gamma rays. Alpha particles are more harmful than beta particles or gamma rays. This is because alpha particles contain more energy and are absorbed over a smaller area.

- We are all exposed to radiation from natural and man-made sources. Just 20 Bq m-3 (the average radon level in UK homes) gives us half our exposure to radiation from all sources. Higher radon levels give higher exposures: that is why it is important to find out the levels in your home and in your school or workplace.

- Radon is harmful to us as the radioactive elements formed by the decay of radon can be inhaled and enter our lungs. Inside the lungs, these elements continue to decay and emit radiation, most importantly alpha particles. These are absorbed by the nearby lung tissues and cause localized damage. This damage can lead to lung cancer. Studies in many countries, particularly the United States have shown that increased exposure to radon increases your risk of lung cancer.

- To test for Radon, this can be done through the link below:

- A radon measurement is easy to complete, make sure you use a validated laboratory. UKHSA (UK Health Security Agency) runs the validation scheme for laboratories and is a validated laboratory too, if you choose to test with Radon UK Council, they will post you two detectors to place in your home: one in the living area and one in an occupied bedroom. After three months you post the detectors back in the pre-paid envelope which is provided. They then analyze the detectors and post the results to you: the cost is L52.80 inc. VAT.

- Depending on the results there are many ways in which to reduce the levels, all of which can be found on the link below.

- www.ukradon.org.ukk

FLOOD RISK

- Basic searches imply that the property is at risk of surface water flooding therefore a comprehensive flood risk report should be carried out.

The Flood Risk Assessment tools show your risk of flooding from:

- Rivers
- The sea
- Surface water and small watercourses
- Reservoirs

- The map also provides additional information about your area, such as:

- The location of flood defenses
- The areas benefitting from flood defenses.
- Shoreline management plans

- The map has no official status for planning purposes but is a useful tool to advise you to use the information contained within the Flood Map for Planning / Development Advice Map for development planning matters.

- You can also see all the areas covered for free flood warnings and alerts.

Coal Mining Guidance.

- Is the property affected by coal mining

- You can check if a property is in a former coal mining area and order a mining report if it is or suspected to be.
- Property near to past mining activities may be at risk of being on unstable ground (sometimes called subsidence). Whilst there is no evidence of this, this option is available.

- A coal mining report gives information on:

- Mine entries within 20 meters of a property's boundaries
- Gas emissions from coal mines
- Other coal mining hazards reported in the area.

- Plans for future coal mining in the area
- A solicitor or conveyancer will usually do a coal mining search if you're buying land or property in an affected area.

Matters for your Solicitor.

- **PLANNING** -You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with planning matters.
- **BUILDING REGULATIONS**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with Building Regulation Matters.
- **ROADS**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with The Road.
- **RIGHTS OF WAY**-You should ask your solicitor to confirm that no enquiries have been made of the Local Authority in connection with The Rights of Way

Conclusions

- The survey was requested to determine what defects may impact the safe use and budgeting required for future maintenance. A number of areas require attention and consideration.

Fire escapes

- These steel frame structures located at the gable ends of the building are constantly exposed to weather and as such, the structures and surfaces are degraded. The right hand (north facing) staircase has been severely degraded and Rust is present to the railings which support hand rails, treads, structural joints and main framework to an extent that these should be considered a hazard. Whilst the staircase is repairable, it is recommended that specialist contractors are appointed to assess for repair and if not reasonable, then replacement of the structure will be necessary.

- The left hand staircase is less affected, however the roof installed above this is worn and the surface covering and decking material should be replaced.

Entrance roof covering

- This large porch structure which covers the main entrance area (located at the rear elevation) has failed lead flashings due to pointing disrepair at the adjoining wall surfaces and a number of broken tiles are present.

Main roof

- The gable verge overhang at the right hand gable end of the building is degraded, with loose mortar present, this bonded surface is in place to prevent water ingress and wind lifting of the tiles fitted to the verge, so loose mortar is a fall hazard along with potential damage to roof surfaces during storm conditions. The verge should be accessed and repointed to prevent loss.

Main roof flue pipe

- This is disused and should be removed with the roof surface tiled over to ensure the roof surface remains watertight. Water ingress into the roof damaging the ceiling area below has already taken place.
- With these defects to consider and the lack of availability for the existing roof tiles, it is recommended that the tiled surface of the entrance cover be removed and the tiles placed in storage. These could then be utilised to repair the main roof surfaces as necessary (such as to recover the area of the disused flue pipe) The porch area can then be resurfaced with modern concrete interlocking tiles which are easily matched and available (Marley Modern Tiles for example) The roof surface of the building will likely require resurfacing in full within the next 10-15 years, by holding tiles from the lower roof area to carry out repairs in the intervening period would help to prolong the life of the roof and reduce material costs.

- Budgeting for long term repairs on buildings of this size can be difficult to calculate due to various factors, such as material cost variations, access equipment and labour prices, for

example, scaffold access for a building of this size (to enable full replacement of the roof surfaces) could exceed £50,000.

- Replacement steel fire escape supply and construction would be expected to exceed £10,000 with additional costs for removal and disposal of the existing units, a risk assessment to determine if the building can be in use during periods of work should also be factored as this could affect revenue or insurance.

- Recovering of roof surfaces in full would be expected to cost £300 per metre squared. A full calculation of the roof surface area was not undertaken at the time of the survey as the roof surfaces were assessed as being currently fit for purpose, however, the costs for replacement could be expected to exceed £130,000

Potential for Insurance recovery.

- Any faults noted and detailed within the body of the report may be viewed in a negative manner by your home insurance provider and could potentially prejudice any claim or future claim made, resulting in your claim being rejected, if the proximate cause of any loss can/could be associated to poor workmanship/materials or gradual process loss (wear & tare)

Buildings Policy Cover Recommendation

- Buildings Cover (standard cover)
- Accidental Damage Cover (additional cover option)
- Trace & Access Cover (additional cover option)

Follow the link below for help with Buildings Insurance

https://www.moneysupermarket.com/home-insurance/guide/

Health and Safety

Asbestos fibres were included in many different types of building materials, and may be released when these materials are damaged, disturbed, or otherwise exposed. These fibres can cause a hazard to health when inhaled. If there is a risk that any work activity that intrudes beyond the surface finish of this building may potentially expose or disturb asbestos fibres and thereby create a potential health hazard. Persons or organisations carrying out these activities are advised to conduct appropriate risk assessment in order to identify and control these hazards.

For Example:

- Corrugated roofing, tiles, 'slates', soffits, gutters, downpipes, walls, and panels.
- Insulation under the roof, on beams and stanchions.
- Boards and panels, and any insulation between these.
- Insulation around pipes, on a heater, boiler, calorifier, in storage heaters.
- Decorative coatings on walls or ceilings.
- Insulation around windows.
- Water cistern.
- Flues, wastewater pipes.
- Plastic/Vinyl floor tiles.
- Bitumen
-
- Textured Coatings

If instructed, we will take a representative sample of a potential Asbestos Containing Material for Analysis

The Part Wall Act 1996 Guidance.

What is a party wall?

- A party wall is a wall that sits directly on the boundary of land between two (and sometimes more) different owners. Good examples include the walls that separate terraced or semi-detached houses or walls that make up the boundary between two gardens (party fence walls).

The Party Wall Act

- The Party Wall Act 1996 applies to houses in England and Wales and was devised to prevent building work that could compromise the structural integrity of any shared wall (party wall) or adjoining properties. The Party Wall Act can be used to stop disputes between neighbours and to help resolve them if they should arise.

- The Party Wall Act 1996 does not apply to Scotland and Northern Ireland where common law is used to settle party wall issues.

Do I need a party wall agreement?

- A party wall agreement is needed if you plan on carrying out any building work near or on a party wall. You must tell your neighbours, provide them with a Party Wall Notice and come up with a Party Wall Agreement in writing. If you use a builder or an architect then they should be able to advise you on this, although they will not serve the notice for you.

- The following works require you to obtain a Party Wall Agreement:

- Any work to shared walls (party walls) between semi-detached and terraced houses.
- Work involving shared party structures, such as floors between flats.
- Work to garden boundary walls.
- Excavation works or underpinning to, or close by (within 3-6m), the party wall.
- Loft conversions that mean cutting into a party wall.
- Inserting a damp proof course into a party wall.
- Making party walls thicker or higher.
- Building a second-storey extension above a shared wall.
- Building a new wall up to or off the party wall.

- Which jobs do not require a party wall agreement?
- Not all work to party walls requires a party wall agreement. These include minor works such as drilling into the wall internally to fit kitchen units or shelving. Having the wall plastered or adding or replacing electrical wiring or sockets will not require an agreement either.

What is a party wall notice?

- A Party Wall Notice must be given to your neighbors to provide them with notice of the works you intend to carry out to the party wall in question, between two months and a year in advance of the work starting.

- Planning permission is not required to serve a party wall notice and, because you will have up to a year to start work once the notice has been served, it is a good idea to do this as soon as possible in order to avoid delays. You should speak to your neighbours in person first before serving written notice in order to reassure them that you are taking the proper route and precautions. This should help you avoid disputes or misunderstandings and enable a swift agreement to be written up.

- You could also give your neighbor details of the Party Wall Act to help them understand the process point them in the direction of the Party Wall information section on the Government's website.

- In order to formally serve notice, you should write to your affected neighbor(s), including your contact information, comprehensive details of the work that you have planned, the date that work will start, as well as any access requirements over their property (perhaps to get materials or equipment onto site). In the case of adjoining leasehold properties, you must serve notice to the building's owners as well as to the tenant(s) living there.

- A handy guide, along with Party Wall Notice templates can be found on the Government's website. It is wise to enclose a reply letter and envelope for the neighbors to sign and return which, if you have spoken to them before sending, should not come as a surprise.

- What happens once my neighbor receives my Party Wall Notice?
- They have several options:

<u>Give consent in writing.</u>

- Refuse consent starting the dispute resolution process.
- Issue a counter notice, requesting that additional works be carried out at the same time (something they will be required to pay for if they will be benefiting from the work, such as repairs to the shared wall).

- You must wait for a response your neighbor should let you know, in writing, within 14 days if they consent. The best-case scenario is that they agree to all the works, in writing, meaning you will not require a party wall agreement, which saves on fees.

- A counter notice must be issued within a month of your notice. If your neighbors don't respond within the above timescales, then the dispute resolution process begins.

What happens if I don't serve a Party Wall Notice?

- Whilst failing to get a Party Wall Agreement is not actually a legal offence, not only will you be breaching a statutory duty but you also risk having to pay for damage that wasn't your fault. Your neighbor could claim their property has been damaged by your work and with no details or proof of the previous state of the property (which a party wall notice would have given you) there is not much you can do.

- The courts tend to take a poor view of failure to serve a party wall notice and you may be ordered to pay for repairs which, in reality, may not be your responsibility. In addition, your neighbours could take civil action against you and have an injunction issued to prevent any further work until a party wall agreement is arranged. This will delay the project and could increase costs.

CDM - Health & Safety - Contractor Obligations.

Construction (Design and Management) Regulations 2015

- The Construction (Design and Management) Regulations 2015, also known as CDM Regulations or CDM 2015, which came into force on 6 April 2015, are regulations governing the way construction projects of all sizes and types are planned in the UK. Replacing Construction (Design and Management) Regulations 2007, CDM 2015 is the latest update to the regulations that aim to improve the overall health, safety, and welfare of those working in construction. These regulations offer a very broad definition of what construction works are- everyone involved in a construction project, including home maintenance and improvement works, has responsibility for health and safety.

What is a Contractor?

- A contractor is anyone who directly employs or engages construction workers or manages construction work. Contractors include sub-contractors, any individual self-employed worker or business that carries out, manages, or controls construction work. They must have the skills, knowledge, experience and, where relevant, the organizational capability to carry out the work safely and without risk to health.

- Contractors and the workers under their control are most at risk of injury and ill health from construction work. Contractors therefore have an important role in planning, managing, and monitoring their work to ensure any risks are controlled.

Contractors on all projects must:

- Make sure the client is aware of the client duties under CDM 2015 before any work starts.
- Plan, manage and monitor all work carried out by themselves and their workers, considering the risks to anyone who might be affected by it (including members of the public) and the measures needed to protect them.
- Check that all workers they employ or appoint have the skills, knowledge, training and experience to carry out the work, or are in the process of obtaining them.
- Make sure that all workers under their control have a suitable, site-specific induction, unless this has already been provided by the principal contractor.
- Provide appropriate supervision, information and instructions to workers under their control
- Ensure they do not start work on site unless reasonable steps have been taken to prevent unauthorized access.
- Ensure suitable welfare facilities are provided from the start for workers under their control and maintain them throughout the work.

- Where a contractor is the only contractor working on a project, they must ensure a construction phase plan (PDF) is drawn up before setting up the site. When working as the only contractor for a domestic client, the contractor takes on the client duties, as well as their own as contractor. However, this should involve them doing no more than they will normally do to comply with health and safety law.

- Where a domestic project involves more than one contractor, the principal contractor normally takes on the client duties and the contractor will work to the principal contractor as 'client'. If the domestic client does not appoint a principal contractor, the role of the principal contractor must be carried out by the contractor as principal contractor and the client duties must be carried out by the contractor in control of the construction phase and the client duties must be carried out by the contractor as principal contractor. Alternatively, the domestic client can ask the principal designer to take on the client duties (although this must be confirmed in a written agreement), and the contractor must work to them as 'client' under CDM 2015.

- CDM 2015 makes a distinction between domestic clients and commercial clients, who commission construction work as part of their business.

- A domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business. While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to:
- The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.
- The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

- If a domestic client has appointed an architect (or other designer) on a project involving more than one contractor, they can ask them to manage the project and take on the client duties instead of the principal contractor. The designer then takes on the responsibilities of principal designer and must have a written agreement with the domestic client, confirming they have agreed (as principal designer) to take on the client duties as well as their own responsibilities.

- Any designer in charge of coordinating and managing a project is assumed to be the principal designer. However, if they do not have a written agreement with the domestic client to confirm they are taking on the client duties, those duties automatically pass to the principal contractor.

Limitations to Survey/Terms & Conditions

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers. If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations or testing by specialists.

This was a non-intrusive inspection and limited to commenting upon the extent of damage noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

The surveyor will inspect the roof spaces if there are available hatches. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or roof area not more than 5m above ground level. It may therefore not be possible to inspect roofs above this level without a suitable scaffold or access platform. In such cases pitched roofs, may be inspected with the aid of zoom Optics. The surveyor will follow the guidance given in surveying safety issued by RICS in April 1991.

This incorporates the guidance given in Guidance note GS31 on the safe use of ladders and step ladders issued by the Health & Safety Executive.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and replies to the usual enquiries, or by a statutory notice and that neither the property, or its condition, its use, or its intended use, is or will be un-lawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset.