PERMIT

BUILDING SURVEY OF

20 SOUTH STREET
EMSWORTH
HAMPSHIRE
PO10 7EH

PREPARED BY

FITTON ASSOCIATES
56 GROSVENOR STREET
LONDON
W1K 3HZ

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FAL 442/09

GENERAL DESCRIPTION

The inspection was undertaken during fine weather, following recent heavy rain. All references to the building are taken as viewed facing the front of the building from South Street, the front elevation faces west. Room references correspond with the agents particulars.

20 South Street is at the end of a terrace of cottages located on a narrow street sloping down towards Chichester Harbour and The Promenade. From council and conservation records, it appears that the property was constructed in the 18th Century and was originally two cottages.

The house is of brick construction with pitched, tiled roof slopes. There is a brick built building within the rear yard which forms the rear boundary of the site.
The property fronts directly on to South Street; there is a narrow pavement and parking restrictions apply along the public highway

The property is Grade II listed and is located in the Emsworth Conservation Area in Havant. Havant Borough Council has specific, detailed conservation area policy and this should be supplied to your advisors so that it can be taken into consideration with regard to your proposed alterations.

Repair and maintenance issues

Main Building External elevations and coverings.

Roof areas:
The roof structure comprises two pitched tiled roofs with a central valley running parallel with the front and rear elevations. The front roof space has been converted into a bedroom and an "eyebrow" dormer window has been installed.

Roof tiles to front and rear slopes were noted to be slightly uneven and several chipped and broken tiles were identified. Discolouration to the tiles each side of the dormer window indicate excessive rainwater run-off .The roof slopes are in relatively sound condition but given the coastal location and uneven nature of the tiles, some element of repair should be anticipated with the next five years.

Lead flashings to the dormer window were worn and uneven and evidence of water ingress was noted internally.

Repair of the front roof slope and access to the dormer window will require scaffolding to the full height of the front elevation. Given the narrow pavement and parking restrictions, local authority approval and permits will be required. The local authority may also restrict the time of year that such work may be undertaken.

Between the front and rear roofs there is a central valley gutter. There is currently no provision for access to this area and it was therefore not inspected. A glazed roof light to the rear of the front roof area may have previously been used for access. However, the roof light was sealed at the time of inspection.

The valley gutter discharges into a timber trough lined with lead, which runs through the rear roof space. Such gutters are notorious for becoming blocked and overflowing. The provision of access for regular maintenance is essential.

I understand that replacement of the roof light is anticipated and the provision of access should be allowed as part of this work.

The majority of main timbers to both roof areas appear to be original. The roof slopes have been stripped and retiled and bituminous felt has been laid over the rafters. Within the rear roof space, it was noted that the original rafters have been subject to extensive beetle attack and additional timbers have been inserted to provide support. While the work appears relatively recent, the local authority has no record of planning consent for these works. It is possible that the work was undertaken before 1995 or was carried out without consent. Listed Building Consent and Building Regulations approval will be required for replacement of the roof light and any maintenance work to the roof slopes.

The rear roof space is at a lower level than the front roof. External access may be possible from a suitable scaffold tower. Ivy was found to be growing over the roof in the west corner. The ivy is likely to be growing under the tiles, causing the tiles to lift increasing the likelihood of water ingress into the roof space. The ivy should be removed as soon as possible and any damage or dislodged tiles replaced.

All external chimney stacks to the front roof area have been removed.
A single stack remains to the rear roof to the west corner of the building. The internal chimney breast has been removed and the stack was found to be supported on a steel beam. The steel beam is supported by the rear elevation and timber beam spanning the centre of the roof space. Externally, the stack was obscured by ivy and the condition of the masonry is therefore unknown.

No thermal insulation was noted to the front roof space. Some fibre glass insulation was found between the ceiling rafters to the rear roof space. The installation of additional insulation should be considered. However, the ceiling joist to the rear roof space are particularly small (approx 50mm x 50mm) and access to this area is therefore extremely limited. No materials should be stored within this roof space.
An opening has been provided adjacent to the internal gutter for maintenance purposes so that walking across the roof space is not necessary.
Walking across the roof space could be dangerous and should be avoided.

Gutters & rainwater goods:
Cast iron eaves gutters run along the front and rear elevations; each has a single outlet and downpipe.
The eaves gutter to the front elevation appeared sound at the time of inspection.
The eaves gutter to the rear elevation was obscured and blocked by ivy in the west corner which is also where the downpipe is located. End stop to the south corner was missing at the time of inspection.

The internal gutter discharges in to the rear eaves gutter and evidence of overspill was noted to the rear elevation.

Ivy and overhanging vegetation should be removed and cut back from the gutter to prevent obstruction and blockage. The condition of the gutter and downpipe should be inspected and repairs carried out where necessary.

Replacement of the eaves gutter to the rear elevation with a deep flow gutter should be considered to prevent the overspill from the internal gutter.

Elevations

Front Elevation (West Elevation)

The property is constructed of brickwork which has been painted. The brickwork is entirely of stretcher bond and may therefore likely be a facing to the original timber framed cottage. Replacement sashes have been fitted to the double hung sliding sash windows and a metal up and over door fitted to the garage door opening at ground floor level.

Internally, a second layer of masonry has been constructed with tiled cills to the window openings. It is unclear how the internal and external walls are tied together and further investigation is recommended.

The timber frame was not visible at the time of inspection and its condition is therefore unknown As part of the proposed refurbishment work, opening up of the structure should be undertaken to assess the condition of the framework, any remedial works and additional strengthening required.

The brickwork to the front left hand corner at junction with the flank wall was noted to be uneven and the coursing differs to the main front elevation. Relatively few bricks are toothed into the front elevation. Unless ties have been inserted within the internal structure, additional ties between the flank wall and front elevation may be required as part of the proposed alterations.

While the brickwork above the garage opening appeared sound, it is recommended that the supporting to the lintol be exposed to establish the exact nature and condition of the supporting structure and any remedial works required.

Air bricks were noted at subfloor level. However, within the garage space there is a concrete floor below the level of the air bricks and no evidence of the corresponding ventilation was found internally. Opening up of the structure in this location is recommended to establish the exact nature of the support and to establish if ventilation is sufficient.

Flank Wall (North Elevation)

The masonry walls to the front and rear sections are rendered to full height. General unevenness and cracking to the rendered finish was noted to the front section at ground floor level.

The rear area was covered with ivy and not visible. Ivy is self supporting and can grow in to small cracks and cause extensive damage to render and masonry. Removal of the ivy is strongly recommended but highly likely to cause damage to the render.

The vigorous growth of the ivy is of concern as if damage has already been caused to the masonry, brickwork may become loose and weaken the structure of the building. The ivy should be killed and allowed to die off prior to removal so that the condition of the brickwork and structure can be established together with the need for any additional support during removal.

Re-rendering of the flank wall and re-pointing of the chimney stack is likely to be required following removal of the ivy.

Rear Elevation (East Elevation)

The rear of the property is rendered with a painted finish and Critall style metal framed casement windows with tiled cills; French windows have been inserted at ground floor level. The walls are of masonry construction, lined internally. It appears that the rear elevation is of later construction than the front elevation and that the masonry wall forms the supporting structure.

Flaking paint and discolouration at eaves level were noted due to the over spill from the eaves gutter. The masonry below was found to have high moisture readings internally and externally

Plastic and lead waste pipes from the main bathroom and shower room discharge into a single cast iron hopper head. There is insufficient fall on the pipework from the bath which could result in blockages. The quantity of pipes discharging in this location means that overspill is likely. This installation does not comply with current building regulations. It is recommended that the installation of new wastepipes connecting with the soil pipe should form part of the proposed refurbishment work. It should be noted that one of the main beams rest on this part of the structure internally and that high moisture readings were noted to the timber. Prolonged contact with damp masonry could result in rot and decay within the end of the timber. The end of the timber should be revelled to establish the extent of any decay and if any remedial works or additional support is required. This work is of an urgent structural nature.

It is noted that you intend to replace the windows to the rear elevation as part of the refurbishment works. Planning consent for replacement of timber windows with UPVC double glazed units to the rear elevation of No 32 South Street has recently been refused. Consultation with the local conservation officer regarding the style and material of any replacement windows should be sought at the earliest opportunity. Both planning consent and building regulations approval will be required for this work.

No evidence of subfloor ventilation was found to the rear elevation. A drainage channel has been inserted flush with the threshold to the French windows and with the paving to the external courtyard and may be blocking any previous ventilation provision.
High damp readings were recorded internally and plant growth was visible.

Lack of subfloor ventilation could allow rot to develop in the timber floor structure. The floorboards adjacent to the French windows should be lifted and the condition and location of the subfloor timbers established. Provision for subfloor ventilation should be made by removing the concrete paving and drainage channel in front of the French windows and providing alternative drainage.

Party Wall (South Elevation)

The wall is of brick construction. Where exposed at high level the wall is rendered externally. The majority of the wall has been painted to match the adjacent property. At high level towards the front of the building the render was found to be unpainted and appeared friable.

Maintenance of the exterior face of the wall will require access to the adjacent property. Confirmation of the exact ownership and repairing liabilities of the wall should be sought via solicitors.

It is noted that it is intended to install a wood burning stove against the party wall. As well as consulting with the conservation officer, it would be prudent to discuss the location of any flue with the adjoining owner to avoid any neighbourly dispute.

The installation of a wood burning stove is unlikely to be of a structural nature However, work to the party wall may be subject to the Party Wall Etc Act 1996 and your advisors should ensure that any notices that may be required are serviced on the adjoining owner in good time to avoid delay.

Main Building Internal

Second Floor:

A staircase has been inserted and the front roof space converted to a bedroom. The main roof timbers remain exposed; the rafters have been clad with hard board covered with woodchip paper.

Timber stud work has been provided to the eaves and clad with fibreboard.

The original ceiling rafters to the first floor have been retained as the floor structure and no additional structural support was evident at the time of inspection.

It appears that the conversion was carried out sometime ago, possibly in the 1970s. Confirmation should be sought from the local authority of consent for the work. If it is not evident then an updated application with a request for approval of your additional works should suffice in covering your position when at some future date you decide to sell.

The floor construction of 100mm x 50mm does not comply with current building regulations. A marked slope was noted to the floor from the party wall to the first main roof timber, which is forms the current main sleeping area.

Additional structural support should be considered to ensure the adequate strength and stability of the floor. This work is likely to be a requirement of the local authority but should be undertaken in any event as part of the proposed refurbishment work. The provision of larger floor joist will require the input of a structural engineer as the existing joists rest on timber beams at first floor ceiling level. The increase in weight on the timber beams may require corresponding addition supporting columns and beams to be inserted at ground and first floor level.

The hardboard and fibreboard cladding does not comply with current building regulations and is a fire hazard. Walls and ceilings should be clad with plasterboard. It is noted that the intention is to provide additional insulation to the roof space as part of the refurbishment work. Insulation should be installed between the rafters prior to the plasterboard. The local conservation officer should be consulted prior to the work being undertaken to ensure that materials not detrimental to the original structure.

The staircase leading to the second floor is exceptionally narrow and does not comply with current building regulations. Confirmation that the existing staircase has approval and can be retained without upgrading should be sought from the local authority. The method of support to the staircase is unclear and floor boards should

be removed to exposed the structure and establish if adequate support is provided or additional support is required.

The door and walls enclosing the staircase to the second floor should be up graded to provide half hour fire resistance as part of the planned refurbishment work.

First Floor:

The internal walls at first floor level are timber partitions. Timber beams run from the front and rear elevations at ceiling level and connect with a main timber beam in the centre of the building running parallel to the front and rear elevations. The main timber beam appears to be in two sections which are supported by the two timber columns on the first floor landing. Repairs were noted to the timber beams and further investigation should be undertaken to prior to any renovation work being undertaken establish their condition and structural capacity.

Bedroom 1:

The ceiling was noted to be of lathe and plaster and uneven with evidence of previous repair. Loss of adhesion was noted and work at second floor level may cause further disturbance to the ceiling.
A supporting beam runs from front to rear across the centre of the room and was noted to bow towards the rear, corresponding with the slope in the floor above.

A vertical crack was noted at the junction of the front elevation and the party wall. The crack appears to have been previously repaired indicating on-going movement between the front elevation and the party wall. This could be related to the increase loading from the floor above. It is recommended that the loose plaster be removed and the brickwork exposed to establish if the party wall and front elevation are adequately tied together.

A horizontal crack was noted between the two windows and is likely to relate to the loading from above.

Decay due to woodworm was noted to the floorboards. While this appeared to be historic, it is recommended that a timber survey is carried out and damaged boards replaced.

It is noted that the intention is to install an ensuite bathroom in the existing fitted cupboard between Bedroom 1 and the main bathroom. The floor boards in this location should be removed and the load bearing capacity and method of support to the floor structure should be established to ensure that the supporting structure is sufficient to accommodate the increased load. The proposed en-suite would be in the vicinity of supporting timbers. The need to ensure that all pipework can be easily accessed and maintained should be included as part of the refurbishment work, as any water leaks could be detrimental to timber structure of the building.

Bedroom 2:

The ceiling plaster was noted to be uneven and likely to have been replaced.
The interior face of the flank wall has been lined with plasterboard and a vertical crack at the junction with the internal partition to the rear was noted.

The lower sash to the vertical sliding sash window to the front elevation was found to have been repaired with a metal plate and the window requires easing.

Within the cupboard recess, the soffit to the staircase to the second floor was found to be lined with hardboard. It is intended that the cupboard be opened up as part of the refurbishment work and the replacement of the hardboard with plasterboard should also form part of this work to comply with current building regulations.

Extensive alterations to the floorboards were noted with numerous cut and pieced in sections. Loose boards should be securely re-fixed and damaged boards replaced.

Bedroom 3:

A loft hatch providing access to the rear loft space was found to be located in bedroom 3. The ceiling has been replaced with plasterboard and hairline cracks along the board joints were visible.

The floor was noted to be springy and uneven to the centre of the room. The floor coverings should be lifted and the floor timbers exposed to establish the condition of the timbers.

A wash hand basin was located in the rear corner, the route for pipework serving the basin should be established. Notching of timbers to accommodate waste and hot and cold pipework could be detrimental to the structure

Plans indicate that the cupboards between bedrooms 2 & 3 are to be opened up to form a single shared cupboard. The steel beam supporting the redundant chimney stack is supported in this location and the opportunity should be taken to expose the beam to establish its condition and ensure that the support is adequate.

WC and Shower Room:

Water damage was noted to the plaster board ceiling and is likely to have been caused by the internal gutter above overflowing.

Internal partitions between the wc and shower room are timber stud and are to be removed as part of the refurbishment work. The internal gutter runs in close proximity to the partition and adequate support for the gutter should be provided as part of the works.

It is intended that these rooms are opened up and extended on to the landing to form a large bathroom. The position of the bath is of critical importance as it will increase the loading in the centre of the building. Advice should be sought from a structural engineer regarding the capacity of the floor structure and any additional support required.

Main bathroom:

The bathroom appears to have been refurbished in the relatively recent past. Plasterboard ceiling appeared sound. A marked slope was noted to the floor from the party wall to the centre of the room.

The bath is to be removed as part of the refurbishment work and the room converted back in to a bedroom. Removal of the bath will decrease the loading on the structure and may result in movement of the floor timbers.

Ground Floor
Main living area & Kitchen:

The main living area comprises an open plan space running from front to rear. Access to the kitchen is via the main living area.

The lath and plaster ceiling to the front area was noted to be uneven and had lost adhesion in places. The extent of refurbishment work is likely to result in damage to the ceiling and replacement should be anticipated.

Supporting beams span from the front and rear of the property on to a central beam running parallel to the front and rear elevations, which is supported by a timber column.

Paint was flaking to the beam spanning from the rear elevation and the timber below was discoloured. The beam is located adjacent to the waste pipework from the bathroom and shower room above. The beam should be exposed to establish its condition and any remedial works required.

Walls enclosing the staircase and between the living room and garage were of solid construction and high moisture readings were noted. Vegetation was found to be growing between the floorboards to the rear of the property.

As previously stated, no subfloor ventilation was noted and the external court yard is at the same level as the finished floor, which is the likely cause of damp within the structural walls.

The kitchen has a solid concrete floor which is at the same level as the external paving and timber floor within the living area. In the garage the concrete floor is at a lower level and a solid concrete step has been installed. It is unlikely that any dampproof membrane has been provided to the kitchen floor or concrete step, resulting in rising damp to the adjacent walls.

Consideration should be give to installing an injected dampproof course to the solid internal wall and external walls to the kitchen and advice should be sought from a specialist dampproofing company.

Timber flooring to the living room should be taken up and the condition of the floor timbers established. It may be sensible to replace this floor with concrete over a damp proof membrane to avoid future maintenance problems.

Garage:

The concrete floor to the garage appears to be a relatively recent addition. It is likely that the timber floor was removed concrete installed to provide a suitable level access. Evidence of approval of these alterations should be sought from the local authority.

The ceiling of the garage is lined with fibre board which does not comply with current building regulation and is a fire hazard. The fibreboard lining should be removed and replaced with plasterboard.

Services:

Electrical installation:

The main distribution board is located in the under stair cupboard. A modern distribution board has been installed with breakers although wiring throughout does not appear to have been renewed at the same time. The number of power outlets in each room is limited and it is recommended that the opportunity is taken to rewire the property as part of the refurbishment works.

Gas & Central Heating:

The incoming gas supply meter is located in the garage. The central heating boiler is concealed with the corner base cupboard adjacent to the kitchen sink.
The boiler is not readily accessible for maintenance or servicing and it is understood that replacement is proposed as part of the refurbishment works. The external flue was found to be obstructed by plant growth. The boiler should not be tested or used until the area around the flue is cleared in case gases re-enter the building. Heating is provided by a low pressure hot water system with steel panel radiators. The system appears to be a single pipe system and replacement forms part of the refurbishment works. We are uncertain of the age of the heating system or its efficiency and recommend a full service and overhaul after clearance of the external flue.

Given the number of structural timbers within the floor construction, it is essential that the pipe runs are carefully established. Notching of timbers to allow for pipework could compromise the integrity of the structure.

Hot water:

Water is heated via the gas boiler located in the kitchen and stored in a hot water cylinder located in a cupboard on the landing. The existing pipework is un-insulated. The existing hot water cylinder is unlikely to be of sufficient capacity to supply the intended number of outlets and replacement should be anticipated as part of the refurbishment works. The location and weight of any new hot water storage should be carefully considered due to the likely increased loading on the structure. It is recommended that the advice of a structural engineer is sought regarding the most suitable location.

Cold water:

The cold water storage tank is located in the front eaves space; fixed boarding prevented access at the time of inspection. Where visible, pipework was found to be a mixture of copper and plastic. Pipework within the rear roof space was noted to be insulated. However, pipes leading from the cold water tank were bare.

Plans indicate that the area where the cold water tank is currently located is to be opened up and the tank relocated. The location of any new cold water storage tank should be carefully considered and the advice of a structural engineer may be required to establish if any additional support is required.
It is recommended that the incoming main to the building is identified and the capacity measured to establish the mains pressure. If mains pressure is sufficient, certain types of system may be suitable for use and avoid the need for stored water.

Below ground drainage:

A single manhole was found to the rear of the property, adjacent to the base of the soil pipe. Drainage pipework was less that 500mm below the surface of the surrounding paving. Drainage appears to serve only number 20 and run from the rear of the property, under the building to the front. No manholes or other forms of access to the drainage system were identified at the front of the property on in the public footpath. The drains were found to be visually clear at the time of inspection but were not fully tested. Given the proposed increase in the number of washing facilities, it is recommended that the drains are flushed through to ensure that they are clear.

STUDIO

The studio located in the rear yard and comprises brick walls to eaves height, timber roof trusses and rafters and pitched roof. The front roof slope is covered with clay tiles, the rear slope has three glazed roof lights and slate covering. The studio was laid out with a toilet and storeroom to the north end and store room to the southern end. The central area was an open plan area with glazing to the front facing on the to courtyard.

It was noted that the studio in the adjacent property appears to have been completely rebuilt, however, the rear boundary wall has been retained.

The brickwork to the rear elevation was found to be saturated throughout its full height and no evidence of a dampproof course was found. The exterior face of the brickwork was noted to be eroded and pointing was missing. The party wall with the adjacent studio was also found to have high moisture readings. Externally, the wall was covered with plant growth. The walls within the WC at the northern end of the building were found to have high moisture content.

The tiled roof slope was found to be in poor condition with numerous slipped and broken tiles. The roof has a pronounced sag to the centre and it appears that a central roof truss may have been removed. Slating to the rear roof slope was in extremely poor condition with missing and damaged slates and holes in some areas.

Vegetation was growing over the roof slopes at each end of the building and likely to be causing further damage to the roof coverings. Ivy and other vegetation growing over the north and south of the building is likely to contribute to the high moisture readings and may be blocking drainage as well as rainwater goods.

Immediate removal of all over growing vegetation is recommended. Adjoining owners, including owners of the rear footpath should be consulted to avoid any neighbourly disputes.

No eaves gutter had been provided to the rear roof slope allowing rainwater to run down the rear elevation causing decay to the brickwork. Access to the rear of the property is via a gated footpath. The ownership of the path and confirmation of any repairing liabilities should be sought via solicitors as a right of access and to oversail will be required for the installation of any rainwater goods.

The building does not appear to have been designed or constructed as habitable space.
Proposed plans indicate that the area is to be used as self-contained accommodation. The building will need to be brought up to the requirements of the

current building regulations. It is likely that an additional roof truss will be required. Roof coverings will need to be completely replaced. Confirmation should be sought from the local conservation officer as to the new roof covering should be slates, tiles or both as existing.

Eroded brickwork will require replacement and repointing of all brickwork should be anticipated together with insulation to the internal face of walls. The existing floor is concrete and was found to be uneven and crumbling in some areas.

Loose concrete will need to be removed and insulation provided as part of any new floor construction.

While water and waste services are evident it is unclear how services connect with main building. No gas service was identified during the inspection and therefore any future heating or hot water provision is likely to require an increased electrical supply.

Following removal of all over growing vegetation, the condition of the existing brickwork should be assessed to establish if it may be retained or if rebuilding is required. Early discussion with the local conservation officer is recommended to confirm the preferred roof covering and extent of repair permissible to the brickwork.

Carrying out of refurbishment work will be subject to restricted access. Any materials or debris will need to be removed via the main building. It may be worth approaching the adjacent owner regarding temporary access via the drive way and forming a temporary opening. Forming of any openings will be subject to listed building consent and early consultation with the local conservation officer is recommended.

Summary

- Access to the property is limited due to parking restrictions, narrow pavement and no side or rear access.

- Lack of subfloor ventilation to the rear of the building and high moisture content within the main walls are likely to result in timber decay. Repair and modification of rainwater goods is a priority to limit moisture ingress.

- Second floor accommodation does not meet current building regulations with regard to fire safety or structural integrity. Additional strengthening work including new floor joists are likely to be required, resulting in additional loading on the timber frame structure.

- Deflection was noted in the timber frame structure at first floor level. Additional washing facilities are likely to increase the loading on the structure and advice should be sought regarding the proposed additional loadings and capacity of the existing structure.

- The extent of proposed alterations may cause damage to existing finishes, especially lath and plaster ceilings with the main bedroom and living area.

- Service installations appear to be in poor condition and below the capacity required. The location of new water storage cylinders and pipe runs should be carefully considered to avoid damage to the structure.

- Alterations to the building will require planning and building regulations approval. Consultation with adjoining owners, including those of the rear footpath will be required. The legal expenses associated with any licences, party wall matters etc should be included with the budget for the refurbishment works.

- Planning consent for change of use may be required for the alterations to the studio, as well as building regulations approval and listed building consent.

Conclusion:

We thank you for the courtesy of instruction to undertake the visual inspection of this property and fully understand the charm and attractiveness of this property as a home or an investment. We have outlined within the body of the report and in the attached photographs a number of concerns and recommend you appoint suitably qualified local expertise to assist you in your planning for the refurbishment and improvement of the fabric and services. We have not attempted to comment on the cost of works required due to the need for more invasive testing and opening up of coverings and services, but we would be happy to assist in either attending on further inspections or reviewing of written reports if that will be of assistance.

We trust that we have correctly interpreted your requirements.

With kind regards,
Yours sincerely,

Anne Lorenzato.
Director
Fitton Associates Ltd.

Appendices:
Photographs with description (hard copy only)
Fitton Associates caveats

LIMITATIONS ON SURVEY – FITTON ASSOCIATES LIMITED

1. The suitability of this property for any use is outside the scope of this survey and the client is therefore advised to ensure that all trades, processes or activities are possible and permitted. It is assumed that a detailed knowledge of the accommodation is already known to the client and the details of room dimensions; areas etc. are available and will therefore not be included in this report.

2. All comments regarding finishes and construction have been made on a purely visual inspection in the absence of destructive exploratory investigations, no guarantee as to the accuracy of the comments made can be given.

3. We have assumed that all necessary permanent planning and other permissions approvals and consents have been obtained for the construction and current use of the premises. Your legal advisors should confirm that the premises are not subject to any outstanding enforcement orders or other such notices. Compliance with any current Act of Parliament, statute or local bye-law affecting the premises cannot be fully ascertained.

4. This survey is in respect of the buildings, construction repair and maintenance. We have not considered or investigated any aspects of the premises which are likely to be affected by mining or tunnelling operations or are likely to be affected by current environmental legislation. We have not instigated or carried out searches with the National Coal Board or prepared an environmental audit of the premises, drainage or land.

5. We have not inspected woodwork, concealed joinery or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of these areas are free from rot, beetle of other defects or to confirm the adequacy of a structural element or foundation, nor have we tested or surveyed the soil or ground conditions.

6. The presence or absence of high alumina cement, calcium chloride, asbestos or permanent wood wool shuttering, fibre reinforced concrete, alkali silica reaction, sea dredged aggregates, lignite or any other deleterious materials within the premises has not been determined.

7. We have not carried out any detailed examinations or testing of any lift installation, electrical wiring or equipment, ventilation plant, heating, cooling or mechanical services installations and no assurance can be given that these are free from defect or in compliance with relevant safety requirements. Where testing is recommended we will be pleased to obtain specialist prices for you and make recommendations for the scope of work to be undertaken.

8. We have not been able to ascertain whether or not any structural repairs have been carried out including timber treatment, underpinning and strengthening, nor have we determined whether or not any guarantees exist.

9. We have not been able to ascertain whether the property has been flooded or is likely to be affected in the future.

10. We have not been able to ascertain the existence of any concealed hatches or voids.

11. We have not been able to ascertain any information in respect of any dispute or claim with neighbours or neighbouring property. The existence of any encroachments or easements upon buildings or land has not been investigated and therefore cannot be commented upon.

12. We have not made any investigations with any Local Authority or statutory undertaker to ascertain whether or not there are any current notices or proposal affecting the property.

13. Any indication of cost in respect of the advice or terms contained within this report is given purely as guidance and should not be relied upon as being wholly accurate, it is an opinion. Any cost of carrying out a particular item of work described within the report can be obtained but will entail further work and will require specific instruction.

14. Any comments within the report regarding compliance of the property with the Fire Precautions Act 1971 or other relevant legislation is to be taken as a guide. The services of

the local fire authority should be sought to ensure that the building satisfies the current Fire Regulations, or is suitable for your occupation.

15. This report is confidential to the parties to whom it is addressed and whose name appears at the beginning of this report. Neither the whole nor any part shall be disclosed to any third party and no reference thereto may be included in any circular or statement, nor published in any way without the prior written approval of Fitton Associates Limited.

16. We have not undertaken any assessment under the terms of The Energy Performance of Buildings (Certificates & Inspections) (England and Wales) Regulations 2007 and The Home Information Pack Regulations 2007.

Updated September 2008