



BUILDING SURVEY REPORT

CLIENT Jonathan Clucas

PROPERTY 64B Stakes Road
Waterlooville
PO7 5NU

SURVEY DATE 29 Oct 2020

REF 201029



The format of this Mi BUILDING SURVEY REPORT is consistent with the guidance note requirements
for a Survey Level 3 as defined by RICS Surveys of Residential Property 3rd edition May 2016



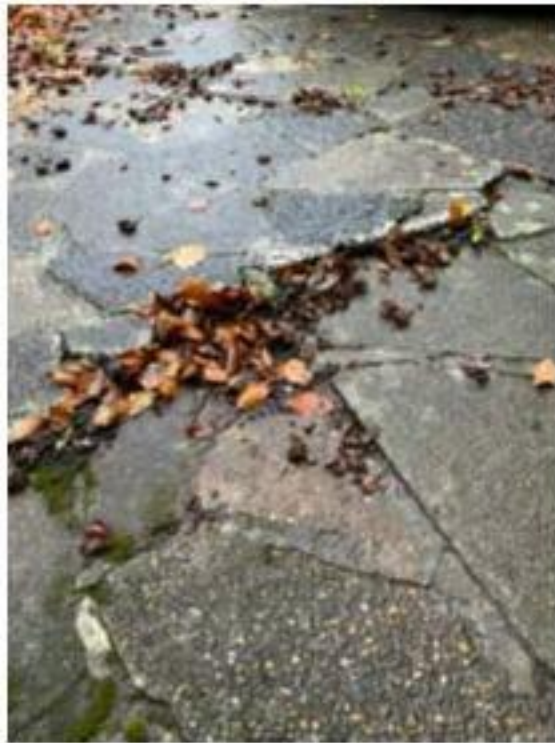


Bedroom



Bedroom

Condition	There is no evidence of any damage from flooding. The gardens are both presented in a fair condition. The rear driveway asphalt surface is in a serviceable condition, but the front driveway paved surface is irregular. The mature trees at the front and rear boundaries of the property are likely to be subject to TPO protection. Specific protection of the front tree was laid down in the 2019 planning approval. The tree at the rear boundary is far enough from the house to not be of immediate concern. However the front tree is within root reach of the foundations and is close enough to damage the house if felled in a storm. You should consult a qualified tree surgeon as to management of this tree and ensure that the local authority are consulted before and pruning is undertaken. Mature trees can have a considerable impact on water table and hence foundation integrity in an area subject to shrink swell. Removing a tree can cause ground heave as the groundwater uptake is reduced.
Action Required	The left side boundary fence is skew and is leaning.
Additional Information	All trees with a stem/trunk diameter of 75mm (approximately 3 inches) or more at a height of 1.5m from the ground are protected in a Conservation Area. You must give six weeks notice before carrying out work to trees in a Conservation Area that are not protected by a TPO. If the Local Authority has no objection to the work being carried out, they will let you know, but if they have concerns that the work may be damaging or that the tree should be retained, they will consider giving the tree full protection by issuing a TPO. Unauthorised work to a tree in a Conservation Area is a criminal offence.
	Front garden Dwarf retaining wall front



Driveway surface



Orientation of back garden



Back garden



Back garden



Rear drive



Tree at rear boundary



Tree at front boundary



Skew boundary fence

	Section 8 Addendum 8.1 - About your Surveyor		
Surveyor	Simon Burton		
Address	Burtons Surveyors Orpheus House Marmion Road Southsea PO5 2AY		
Contact Details	Telephone	[REDACTED]	
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Signed (electronic signature)	[REDACTED]	Date Finalising Report	31 Oct 2020