

SURVEY REPORT

on

MAIN BUILDING STRUCTURE AND FABRIC

at

Property

Photo

prepared on behalf of

Client

Date of Report: xxth November 2020
Edwards Genesis Reference: JB.AH 20/xxxx



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A. GENERAL MATTERS

1. INSTRUCTIONS

Further to telephone instructions issued by Client on Date and our confirmation e-mail of the same date, I have now inspected the subject property and my report follows.

This report has been prepared in accordance with agreed Conditions of Engagement, copies of which are included as an Appendix at the end of the report.

This report is addressed to and is for the sole and confidential use of **Client** as our named client and in connection with a proposed purchase of the property. We accept no liability to third parties and any such parties who rely upon this report do so at their own risk. However, copies of the report may be made available to legal and professional advisers engaged in connection with the proposed purchase.

2. CIRCUMSTANCES OF THE INSPECTION

My inspection was undertaken on the xth November 2020 at which time the weather was dull but dry following heavy overnight rainfall. There has been periods of very wet and windy weather over preceding weeks. The property was occupied and fully furnished and all floor areas were close covered. The vendor advised that she has owned and occupied the property for over 20 years.

3. HANDINGS AND PHOTOGRAPHS

Throughout this report the terms ‘right, left, front and rear’ apply as if the property is viewed from the unadopted road frontage (i.e. with the garage to the right hand side). Number in brackets relate to photographs sent by electronic transfer. **Note:** I do not necessarily refer to all of the photographs and some may be referred to more than once. Some photographs (**xx-yy**) were taken using a GoPro camera on a telescopic pole.

4. DESCRIPTON & LOCATION

Property comprises a double fronted detached bungalow of individual design. The vendor advised that she believes the property was built around 1935 and this is consistent with

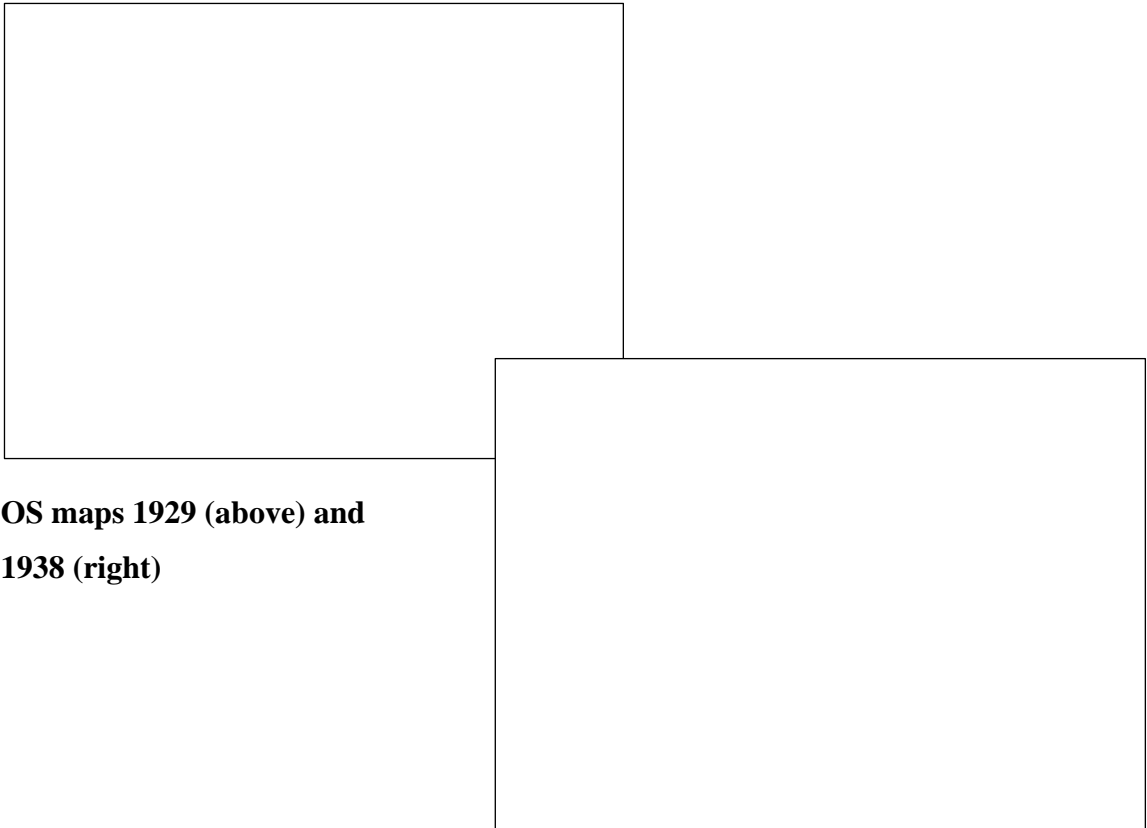
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information available on historic Ordnance Survey Maps, the 1929 edition showing a vacant plot of land but the property then appearing on the 1938 edition.



**OS maps 1929 (above) and
1938 (right)**

By 1966 (see map on page 5) a detached garage is shown as having been built adjacent to the right hand (north) boundary.

So far as I could determine, the first floor accommodation (two bedrooms) dates from original construction but the property has been extended from its original footprint. The vendor advised that most of these works were undertaken by previous owners but that she had a ground floor bedroom extension and an adjacent infill utility/passageway linking the house to the garage built shortly after her purchase around 22 years ago. Your legal adviser should confirm that the property has a full record of planning and Building Regulations approvals for extension and alterations.

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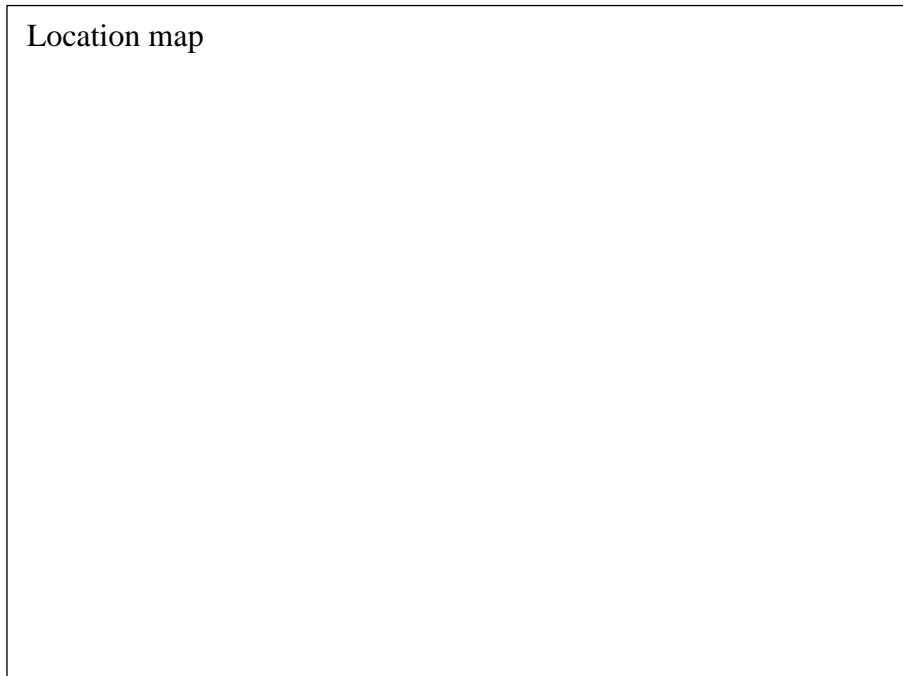
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1966 OS map

The property stands on the north east side of a reasonably level section of Road, which is an upmade and unadopted road (2) running north from the nearby main Name Road and on the eastern fringes of the town of Town, which offers a reasonable range of everyday amenities and also has good road and other transport connections including nearby access to the motorway and rail networks.

Location map



Surrounding development is predominantly mixed age and style residential but the subject property is adjacent to areas of wooded land including a very steep bank (23 & 24) in third-

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party ownership and falling away beyond the north boundary to a former reservoir, now used for angling, and a fast-flowing stream. Most of the trees are far enough away from the building to be of no significant concern in relation to potential damage (see enclosed **Trees and Buildings Reference Sheet**) but there are some trees on the wooded banking falling to the former reservoir that are close enough to the garage in particular to pose a risk and you will note my comments under Section B7 regarding evidence of some minor subsidence damage to the rear outside corner of the garage. I cannot conclusively state whether the proximity of trees may have been a contributory factor but, of course, the risk of tree-related damage cannot be ignored for the future and you will need to maintain full buildings insurance cover. The proximity of trees will also increase routine maintenance liabilities as falling leaves and other debris will accumulate on roof areas and in rainwater goods.

There has been some coal extraction around Town in the past and this area also has a history of industrial activity. Your legal adviser should obtain coal mining and environmental reports.

Japanese Knotweed (see enclosed **Japanese Knotweed Reference Sheet**) is known to be present in this part of Town although I could see no evidence of any knotweed on the third party land adjacent to the boundary to the subject property. I did, however note some Himalayan Balsam (**18**), also a non-native invasive weed species but not considered with the same alarm as attaches to Japanese Knotweed on third party land beyond the rear boundary.

5. SUMMARY OF CONSTRUCTION

Elevations are of cavity brick and concrete block, largely rendered, beneath roof areas that are mainly pitched, constructed in timber and covered in grey slate but a shallow rear extension (**2**) built by previous owners has a flat roof of timber covered in mineral felt with an adjacent rather unusual area of roof comprising a upvc framework fitted with polycarbonate panels (**32**) to the rear of the dining room. Floors are mainly of suspended timber joist and board construction but the ground floor is of solid concrete to the entrance vestibule, the rear bedroom extension, the extended part of the dining room and the infill utility room/passageway.

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6. ACCOMODATION

This briefly comprises:

Ground Floor	Entrance vestibule Inner hallway/staircase Cloakroom with wc and wash basin Bathroom/wc Living room (left hand side) Breakfast kitchen Dining room (rear) Front bedroom with bay window Rear bedroom (extension) Third bedroom (used as a study) Infill utility room/passageway extension
First Floor	Landing Two bedrooms

Outside

The property stands on a good size and slightly undulating plot of roughly rectangular shape although there is a slightly angled boundary adjacent to the wooded banking. There are garden areas to the front, left hand side and rear and the front garden provides off-road parking on a driveway leading to a double car garage that was originally detached but has been linked to the house by the utility room/passageway extension. Other outbuildings comprise a timber/felt and glass potting shed and an alloy greenhouse. These structures attract no further comment in this report other than to note that they may not be fitted with toughened glass and, therefore, could be dangerous for young children in particular.

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7. SERVICE INSTALLATIONS

In accordance with the agreed Conditions of Engagement, service installations have only been visually inspected and no specialist tests have been applied.

The property has mains electricity, gas and water connections and whilst these are outside the scope of my inspection and this report I do comment that the vendor advised that the wiring installation (**57 & 58**) was largely renewed around 22 years ago but there has been no recent testing or upgrading of the system and you should, therefore, commission an Electrical Condition Report **prior to purchase**. There is a gas central heating system and the vendor advised that the combination condensing boiler (**69**) located in the garage was installed in January 2020 and your legal adviser should obtain the Building Regulations and other documentation including confirmation that the fact that the condensation outlet pipe has been run into the ground, rather than connecting to a drainage system, meets current guidance and that the pipe terminates to an approved soakaway. The vendor also advised that the gas fire in the main living room is serviced annually and your legal adviser should request the relevant documentation.

B. EXTERNAL CONDITION

1. EXTERNAL AREAS

The good size plot has a slight overall fall from front to rear and is landscaped to lawns, planting beds and various types of hard paving but on various levels so there are numerous trip and fall hazards (**10**). The block paved driveway falls from the unmade access road towards the garage where there is a surface water drainage channel (**4**) discharging over the edge of the steep wooded banking (**5**) beyond the north boundary. The left hand garden has a substantial brick and rendered wall (**8 & 9**) with concrete copings and an ornamental steel gate giving access to the garden. There is some weathering and minor cracking of the render but nothing to indicate any instability in the structure.

Working clockwise from the vehicular entrance to the right hand end of the road frontage boundaries, in a physical rather than legal sense, are briefly described as follows:

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1. There are ornamental steel and vehicular and pedestrian gates in openings to an old stone wall along the roadside (14) with the wall retaining the slightly raised highway. No major defects were noted although there is some minor bulging close to the base of the steps inside the pedestrian gate (16). There is no nothing to indicate any recent movement under imposed load.
2. The first section of the left hand boundary, as far as the substantial garden wall noted above, is a timber fence just to the right hand side of an old steel fence (15). The timber fencing is partly screened by shrubbery but is in satisfactory condition where visible. The next section of this boundary appears to be the left hand face of the return sections to garden wall and there is then a section of fairly modern brick and concrete coping wall adjacent to a ramp leading down to the rear garden (17). The remainder of the left hand boundary is then old stone blocks partly surmounted by timber and mesh fencing.
3. The rear boundary is largely concealed by shrubbery but appears to be similar old low level stone blocks with timber mesh fencing (18) as described above. The wall stops at the right hand end where there is then a timber gate (19) leading into the wooded banking and the vendor advised that there is a right of access in this area to the septic tank drainage system (see Section B3). The boundary then continues as a timber fence (20), largely screened by shrubbery, angling back around the right hand side of the garden where there is a section of infill trellis (21) and it runs alongside a rotten old timber fence, which is probably on the correct boundary line, to meet the rear wall of the garage where there is a slight 'off set' (11).
4. The right hand boundary then appears to continue as the angled side wall of the garage but there is an adjacent raised wedge-shaped area of land next to the garage where there is an old retaining structure of brick, concrete and sections of steel (7) set into the wooded banking and a steel framework carries what appears to rather precariously balanced old cabin (11 & 22), behind which is a badly rusted iron platform and staircase running down the bank (12). The vendor advised that these features belong to the neighbouring angling club but your legal adviser will need to confirm where the boundary lies in this area and who has responsibility for any retaining structure as, of course, any need to repair or replace this in the future could be onerous and expensive.

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5. The front section of the angled right hand boundary is not clearly defined along the top of the wooded bank (23) and again your legal adviser will need to make appropriate enquiries.

2. DRAINAGE

The property does not connect to the public sewer but is served by a private septic tank (25 & 26) (see enclosed *Septic Tank Reference Sheet*) located at the top of the wooded banking adjacent to the rear right hand corner of the plot but actually on third party land and your legal adviser will need to investigate all relevant access rights and maintenance liabilities. The installation is difficult and, in fact, potentially dangerous, to access for inspection and maintenance. I found no drainage inspection chambers within the boundaries of the plot. The vendor advised that the installation, which is built in brick, is believed to have been present since the property was built in 1935 and that it is 'serviced' every few years and she also believes that the treated effluent discharges into the ground but it is, of course, highly likely that it effectively percolates into the watercourse at the bottom of the wooded bank. Whatever the arrangement it is highly unlikely that this installation comes anywhere near meeting the new General Binding Rules that apply to non-mains drainage installations having been introduced in 2015 with a 5-year phasing-in period but which became mandatory with effect from the 1st January 2020 (<https://nadc.org.uk/environmental-permitting-regulations/>). The vendor advised that the Environment Agency have never issued a permit for the installation and I think it highly unlikely that one could be secured and you must, therefore, seek advice from a specialist drainage contractor familiar with non-mains systems and the legislation relating thereto. I suspect it will not be possible to discharge the effluent through a drainage field and that a replacement drainage system (a packaged treatment plant or similar) will have to be installed with all appropriate Building Regulations and other approvals and, of course, it may necessary to site this installation within the boundaries to the plot.

3. GARAGE

The external parts of the garage are largely covered under the remaining sections of this report. The vendor presently uses the garage for storage (63-65). It is clearly a relatively modern structure as indicated by the concrete block inner leaves to the cavity walls. The

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floor is of slightly uneven stone crazy paving. I noted no evidence of any significant deflection or distortion in the exposed cut timber framed roof (66-68) and nothing to indicate any significant lack of weathertightness. I did not test operation of the automated sectional fibreglass vehicular door but I do note that the wired glass timber door giving access from the garage into the utility/passageway does not meet Building Regulations as the door does not offer adequate resistance against spread of fire between the garage and the living accommodation.

4. CHIMNEY STACKS & LEADWORK

All original chimney stacks have been removed but there is a single flue brick chimney (27 & 28) built in a new position over the rear part of the pitched roof above the extended main living room. Brickwork is in reasonable condition but a little moss grown and some of the pointing is now worn. The lead flashings providing a weatherproofing detail where the chimney rises through the roof are also a little untidy and there are some gaps between the sections of lead where debris has become trapped (29). I noted nothing to indicate any damp penetration internally but your roofing contractor (Section B5) should be asked to repair the chimney stack as necessary.

5. ROOF AREAS

Pitched roof

Roof areas are mainly pitched, framed in timber and covered in grey slate with the roof being formed in various sections with lead lined valley gutters at internal angles and hips running to external corners. Roof slopes are free from any undue sagging or undulation.

The slate covering is generally in satisfactory condition but you must note that most of the slates date from original construction and, therefore, there is no felt or similar as a secondary weather proofing barrier beneath them. Accordingly, any required repairs should be undertaken as soon as possible to minimise the risk of rainwater ingress causing damage to the interior and the original parts of the roof covering can be expected to give increasing cause for maintenance as the slating nails and timber battens will weaken due to long term effects of dampness so increasing the risk of slates becoming loose and displaced. If this property is likely to be a long term investment you should really begin to make budget

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provision for stripping and re-slating of the original roof areas but this work will require Building Regulations approvals. The slates are in fair condition at present but a routine overhaul of the roof areas should be undertaken. Moss and other debris (47) should be removed and a number of loose and broken slates (30) require securing or replacing. There is also missing pointing to the mixed clay and concrete ridge tiles along the roof apex areas and these tiles should be lifted and re-bedded in mortar. Your contractor will also need to check all lead linings to the valley gutters (31, 37, 40 & 41), most of which had accumulations of leaves and other debris within them at the time of my inspection, for any splits or other damage, repairing or replacing the lead as necessary. Valley gutters are potential weak points where lack of maintenance can easily result in rainwater ingress and, in fact, there is evidence that this is probably occurring around mid-height to the right hand valley gutter over the central section of the building at the front where there is some water marking to the timbers in the roof void (Section C1) and on the ceiling in the bedroom with the bay window.

Lightweight roof (32 & 33)

This is a rather unusual infill area to the rear of the dining room and it is formed using a pitched upvc framework supporting polycarbonate panels, which can be prone to rainwater ingress around their edges. The roof has mixed age leadwork forming weatherproofing details where it meets adjacent walls and also as a flat area along the head of the frame. I noted nothing to indicate lack of weathertightness (61 & 62) but the roof does form rather awkward valley gutters along each side and these will need to be regularly cleaned of leaves and other obstructions.

Flat roof

Before considering the condition of the flat roof to the older rear extension. It is worthwhile outlining some general principles relating to design and construction of flat roofs, which can be a source of regular maintenance problems.

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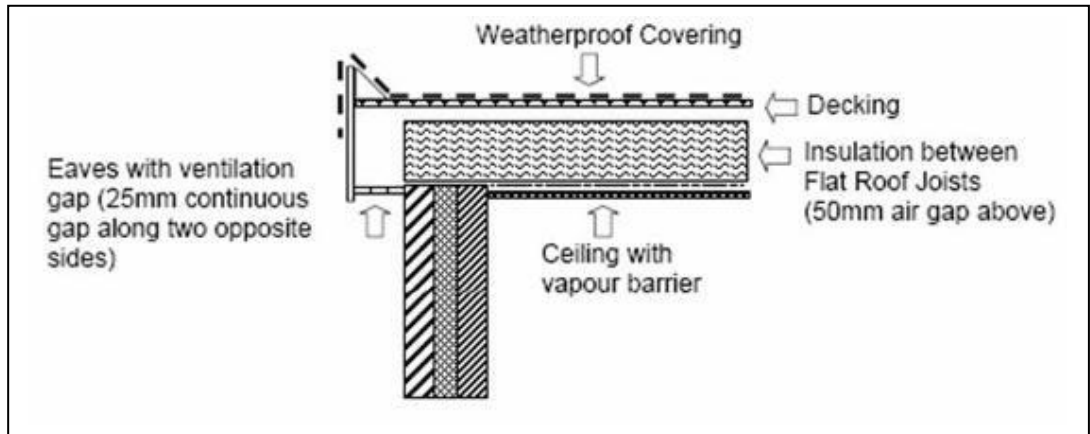
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General Principles

Flat roof areas can be a source of persistent maintenance problems if they are poorly designed and/or inadequately maintained. In this case the flat roof to the rear extension is constructed in timber and covered in mineral felt, which is a limited life roofing material. Without going into great technical detail, the following are important principles when considering whether flat roofs will function satisfactorily, whether covered in mineral felt or more durable materials:

- Roofs should be laid to generous and even falls so that rainwater is properly discharged into correctly designed and well maintained rainwater disposal systems along their lower edges. Adequate falls will prevent rainwater ponding on roof surfaces.
- The covering material must be correctly laid and well detailed, especially at joints and edges and where roofs meet adjacent walls or other structures. Failure to observe this principle is likely to result in early failure of the covering as flat roof areas are particularly prone to dimensional changes induced by daily and seasonal moisture and thermal movements in the roof structures.
- Flat roof coverings but, particularly, mineral felt should be provided with a protective covering or coating to reduce solar gain and the degrading effects of ultra violet light.
- Appropriate thermal insulation should be provided within flat roof structures (other than to unheated areas such as garages and outbuildings) at the time of construction – it is difficult to introduce insulation at a later date without effectively reconstructing the roof. In this case, it is highly unlikely that the flat roofs incorporate much, if anything, by way of thermal insulation given their apparent age. However, consideration also needs to be given to provision of ventilation within an insulated flat roof structure. Most flat roofs are constructed on a ‘cold deck’ principle whereby the insulation is incorporated between the roof joists (i.e. above the ceilings but below the timber deck).



One of the problems with this method of construction is that moisture vapour from the internal accommodation can permeate through the ceilings, which are generally of plasterboard and, particularly if the ceilings do not incorporate any form of vapour barrier, can then condense on the underside of the roof deck, which will be extremely cold in the winter. This can then cause the joists and other timbers to become wet, particularly if insulation is saturated by the condensation, with a resultant risk of decay. Good design and construction will ensure provision of a ventilated gap between the insulation and the underside of the roof deck.

Whilst the rear extension is of relatively shallow depth it does have a larger area of flat roof rather awkwardly laid on two levels (35) but with a reasonable fall to drain rainwater to guttering along its rear edge. However, rainwater does pond in parts on the uneven felt covering, which the vendor advised was last replaced around 20 years ago and, therefore, should really be considered to be close to the end its expected life. I found no evidence of lack of weathertightness at present but the felt is degrading around the edges of the roof (36). It can only be a matter of time before this roof fails and you should really budget for its replacement before failure can occur and you may wish to consider provision of a more durable covering such as fibreglass or a rubberised membrane. However, replacement of the roof covering will fall under Building Regulations and these will require an upgrade in the thermal performance of the roof and, therefore, it is likely to be necessary to also replace the decking beneath the covering.

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Bay and canopy roofs

The front bay window has a flat roof of timber covered in lead (38) probably dating from original construction and there is a similar projecting canopy over the front entrance door (39). These roofs are in satisfactory condition at present although everyday thermal and moisture movements in the timber structures will inevitably result in the lead splitting and requiring repair or even replacement at some stage.

6. RAINWATER DISPOSAL

It did not rain during my inspection but it is clear that the rainwater disposal system requires overhaul as a minimum. First of all, there are no rainwater goods along the right hand side of the garage (42), where access for inspection and maintenance is difficult, and rainwater simply spills off the edge of the roof in this area. Elsewhere, the roofs are served by old painted plastic gutters and downspouts on softwood fascia boards, which are showing some weathering and deterioration. The gutters were choked with weeds, leaves and other debris at the time of my inspection and many of the joints were dripping, there having been rainfall overnight. As a minimum, therefore, the gutters should be cleaned out and leaking joints sealed, although this can be difficult to achieve with older plastic gutters, but provision of a modern and more efficient rainwater disposal system using long lengths of 'deep-flow' gutters formed in plastic or an aluminium or steel alloy and with mesh guards to prevent the gutters becoming choked with leaves and other debris would be the better option. Downspouts run to open gulleys, some of which also require clearing of leaves and other debris. I also note, however, that plastic waste water pipes run into some of these gulleys and your drainage contractor (Section B3) will need to carry out further investigation in this regard as I suspect that rainwater discharges by natural gravity into the nearby watercourse and not through the old septic tank drainage system. If so, discharge of waste water into the rainwater system would represent an illegal misconnection (<http://www.connectright.org.uk/>). In the alternative if rainwater is being discharged through the foul system and into the septic tank this is not really appropriate as it is not usually necessary to pass rainwater through a foul drainage system.

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7. MAIN WALLS

The foundations/footings were not, of course, exposed for inspection as this would require expensive excavation. Accordingly, I cannot confirm the stability of the walls from their support but I have drawn what conclusions I can from the evidence available above ground and there is one area, as noted below, where there has clearly been some localised subsidence damage. I note, of course, that the property is built on raised ground immediately adjacent to a steeply wooded bank and this should have been taken into account in the design and construction of foundations and footings with particular reference to what is clearly a relatively modern garage adjacent to the sloping ground and the extensions built on behalf of the present owner around 22 years ago. Stone footing blocks are visible at ground level to some parts of the rear walls (46) including to the rear of the garage.

Elevations are of cavity brick construction comprising two separate leaves of brick (or concrete blockwork) laid parallel with a narrow gap (cavity) between them. Ideally, the cavity should be at least 50mm wide but the original cavities may be somewhat narrower. The upper elevations above a projecting string course around 750mm above ground level have mixed age and style painted cement-based render finishes.

The vendor advised that cavity wall insulation was installed by previous owners and I was able to identify in one of the roof voids (Section C1) that this may be of an old urea-formaldehyde foam type. Any noxious fumes associated with this type of insulation should long since have dissipated (<https://www.carsondunlop.com/inspection/blog/urea-formaldehyde-foam-insulation/>).

Lintels supporting loads over the mixed age and style windows and doors, which fall outside the scope of my instructions, are concealed from inspection but there is nothing to indicate any deficiency in the provision of lintels.

Generally, the building is free from any significant cracking or distortion to indicate foundation problems or ground movement and the only area of particular concern in this regard is to the rear right hand corner of the garage (48) where there is evidence of past

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localised movement. Externally, there is a tapered gap between the brick retaining wall noted under Section B1 where these meets the rear outside corner of the garage (54) and a stepped crack runs vertically through mortar joints to the stone footing blocks (49) beneath the centre of the window and the crack then rises diagonally upwards towards the right hand side where it breaks through a single brick (50) and widens with height to a maximum of around 5mm beneath the base of the render (51). The crack is then visible within the render at the bottom and top corners of the window frame (52 & 53). I was unable to check whether the crack is evident to the internal face of the cavity wall in this area due to a large amount of storage (64) but I expect that it will show through the concrete blockwork and there is, in fact, evidence of movement around the left hand end of a steel lintel over the window opening (70) suggesting that the outside corner of the garage adjacent to the steeply banked ground has suffered some downward movement. There is also a minor vertical crack in the upper part of the concrete blockwork to the inner face of the angled right hand wall to the garage at around mid-length (72). The lower part of this wall was again concealed by storage.

It is, of course, impossible to monitor structural movement during the course of a single inspection. On the balance of the evidence available, I suspect that localised movement of the outside corner of the garage occurred shortly after it was built and this is known to be over 22 years ago, the garage having been present when the vendor acquired the property. However, I also note the proximity of substantial trees on the wooded banking, which is in third party ownership, and I cannot discount the possibility that the roots to these trees have under-mined the footings to the rear of the garage. You will, therefore, need to monitor the position and have further investigation and remedial works undertaken should any ongoing movement become apparent. You will, of course, require buildings insurance cover but you will need to disclose the evidence of movement and it is possible that insurers may require further investigation, possibly to be undertaken by a structural engineer or similar, in relation to the garage structure.

Otherwise, selective testing of the rendering to the upper walls revealed it to be in generally sound condition although it is a little unevenly finished in parts and there are some minor cracks, of no structural concern, and areas of weather-staining (43) and whilst not

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considered immediately essential you may wish to budget for overhaul and redecoration of the rendering as part of any future refurbishment of the property. Brickwork to the lower elevation is in satisfactory condition although again a little weather-stained in parts (44). The mixed age pointing is generally sound although some areas have become worn and again cleaning and repointing of the brickwork to improve appearance and to protect it from frost damage could usefully be undertaken as part of any future refurbishment.

Damp proof courses are rather difficult to identify but the damp proof to the original and older parts of the building is of a bitumen-felt type (45) and there are plastic strip damp proof courses to the modern infill extension and also visible along the top of the stone footings blocks to the rear of the garage (48). Both are good damp proofing materials with long projected lives. The damp proof courses are located at varying heights above ground level with some of the paving, particularly across the front of the building, being closer to the damp proof courses than should really be the case. Ideally, a damp proof course should be at least 150mm (two brick courses) above finished ground levels to reduce the risk of rain splash causing brickwork above the line of a damp proof course becoming saturated. The position is tolerable but any future landscaping works across the front of the building should really include lowering of the ground levels where necessary and improvements to surface water drainage.

Ventilation to voids beneath the timber parts of the ground floor is provided by a rather limited number of air bricks to the front and left hand side and these will need to be kept clear of obstruction as adequate ventilation should be maintained to reduce the risk of any moisture present beneath the floors causing rot to develop. Disappointingly, construction of extensions across the rear of the original building does not appear to have included maintaining provision for cross ventilation and it would be prudent to have some air bricks fitted along the lower rear walls in areas where there are timber floors.

C. INTERNAL CONDITION

1. ROOF VOIDS

There are three small access hatches as below but it was not possible to physically enter any of the roof voids as the joists are largely concealed by thick and untidy fibreglass insulation. Crawling boards should be laid for safe access in the future.

1. There is a rather dangerously located access hatch at the top of the staircase and this allows a limited view of a crawl space (**83**) within the apex to the main gabled part of the roof. A redundant cold water tank remains in this area (above the front bedroom). The roof apex is framed in timber in a conventional manner with timbers adequately sized and supported for normal loading and showing no significant deflection or distortion. I could see no disease or beetle infestation but there is some mould growth (**85**) indicating that the insulated void may suffer from condensation (see enclosed *Condensation Reference Sheet*) during cold weather. The position should be checked during the winter and ventilating tiles fitted along the external roof slopes if necessary. As noted under Section B5 there is no felt or similar as a secondary weatherproofing barrier beneath the slates and much of the original backfill mortar, known as torching applied behind the slates and battens at the time of construction as a crude form of water proofing has crumbled away (**84**). I noted no evidence of daylight or any sign of rainwater ingress other than along the ridge where there is some damp staining indicating that rain may have been able to below beneath the ridge tiles along the roof apex and in respect of which I have recommend repairs under Section B5.
2. There is an access hatch outside the door to the rear extension bedroom. I found mice droppings and vermin have clearly been gnawing foam insulation to plumbing and heating pipes (**90-92**). Any problems with mice or other vermin should be referred to the Local Authority's Environmental Health Department. The roof framework (**86**) is similar to the above with the rafters forming the roof slopes passing over large section horizontal beams (purlins). There is a gap to an internal wall (**87 & 89**) where a chimney structure has clearly been removed and this is the area where there is some visible damp staining to the valley gutter above the bedroom with the bay window (see Section B5). There is felt beneath the slates to the roof slopes over the rear bedroom extension (**88**).

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3. A hatch at the base of the staircase allows a reasonable view of a fairly large roof void over the left hand end of the building (93-98). The purlin and rafter roof framework appears to be adequately sized and supported for normal loading with one of the purlins passing over a section of concrete blockwork built off the wall adjacent to the staircase. No significant defects were noted and this part of the roof appears to be adequately weathertight. Thin fibreglass insulation could be seen to the partition wall to the left hand side of part of the first floor accommodation, which is likely to be cold and expensive to heat.

2. INTERNAL WALLS, PARTITIONS AND CEILINGS

Only limited comment is required under this heading as I noted no significant defects within the living accommodation but you will note my comments under Section B7 regarding some cracking to the internal walls in the garage.

Walls are a mixture of plastered brick or concrete blockwork and lightweight timber-framed partitions partly finished with old plaster on lath and partly in modern plasterboard. Selective testing revealed plaster to be in generally sound condition but you will probably find some areas of cracked or loose plaster requiring repair or replacement during future redecoration.

A suspended laminate board ceiling has been provided in the main bathroom. Other ceilings are a mixture of original plaster on lath and modern plasterboard and they are generally level and even and free from any particular defect. Minor cracks have been caused by drying shrinkage and are of no structural concern. However, several ceilings have textured finishes and some older forms of ‘artex’ and similar were manufactured using asbestos fibres (see enclosed *Asbestos Reference Sheet*) the finishes should be tested for possible asbestos fibre content (<https://www.scope-it-group.com/>) if they are likely to be disturbed during any future refurbishment work.

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3. DAMPNESS

Plumbing leakage

I found no evidence of leakage from plumbing and heating pipework, kitchen and sanitary fittings etc.

Penetrating damp

For the most part, this building appears to be adequately weathertight but I have noted under Sections B5 and C1 evidence of possibly ongoing rainwater ingress through one of the valley gutters. At first floor level, there are also some very faint water marks to the bedroom ceilings but nothing to indicate any recent rainwater ingress. There is, however, an obvious problem with dampness to the reveal to the right hand side of the large glazed area to the rear of the dining room extension where there is blistered paintwork to the plaster (**80-82**). Condensation is clearly an issue in this area as I found moisture droplets on the glazing (**78 & 79**) at the time of my inspection despite the external temperature not being particularly low. This glazed area is likely to act as a dehumidifier so increasing the risk of condensation problems during the winter in particular (see enclosed *Condensation Reference Sheet*). Accordingly, condensation may be the primary reason why there is dampness affecting the wall plaster, which will also be relatively cold even if there is some form of cavity insulation. It is possible, however, that the vertical damp proof course that should have been provided where the cavity is closed adjacent to the glazed framework is defective so allowing rainwater to penetrate across the wall thickness. I recommend that your contractor be asked to remove plasterwork to check the damp proof course detailing and it should be re-formed if necessary; and it would also be prudent to provide the window reveal with some thermal insulation by use of insulated plasterboard as a dry lining.

Rising damp

I have noted the physical damp proof courses under Section B7. Internally, random testing of the accessible parts of the lower internal walls and skirting boards using the ‘search’ and ‘probe’ modes of an electric conductance meter produced varying readings, normal for the most part but rather high in some areas. In particular, very high readings were recorded on the front wall to either side of the door opening between the hall and the main living room (**73-75**) where there is actually some loosening of the wallpaper decorations. I suspect that

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the damp proof course in this area may have been bridged by debris that has accumulated in the bottom of the cavity and I recommend that you arrange for this part of the wall to be opened so that the cavity can be cleaned out and a new section of damp proof course inserted if necessary. Similar comments apply in respect of the front section of the left hand wall in the living room where localised high moisture content was recorded just above the skirting board beneath the window opening (76). I also recorded slightly high moisture content to the base of the left hand reveal to the patio door opening to the rear of the living room although condensation (see enclosed **Condensation Reference Sheet**) is likely to be a contributory factor in this area. I recommend that you monitor the position and again have further investigation undertaken should dampness become visible. Similar comments apply in respect of a localised area of slightly high moisture content recorded above the skirting boards to the left hand side of the bay window in the front ground floor bedroom.

4. FLOORS

Very little inspection of floor surfaces was possible due to furniture, fitted carpets and other coverings including rigid materials in some rooms. I have no authority to lift carpets etc and I cannot, therefore, confirm that floors are entirely free from defect but I have drawn what conclusions I can from the evidence available.

The first floor is of suspended timber construction and is generally level and firm underfoot. I have no reason to suspect any particular defects beneath carpets etc. Similar comments apply in respect of the timber sections of the ground floor, which were found to be generally level and firm to tread with no undue slope, spring or bounce. Moisture content in board surfaces where a carpet corner could be turned back adjacent to the bay window in the front ground floor bedroom was recorded at a slightly high, but not excessive, level (77). This is only to be expected in an older house with timber floors constructed over what are likely to be relatively shallow and slightly damp voids. I have not been able to gain access to the sub-floor areas to confirm that they are dry and adequately ventilated (and you will note my comments under Section B7 in this regard) with timbers free from dampness or decay and whilst I have no reason to suspect any particular problems in this regard, the risk of hidden defects will have to be accepted unless you can arrange for a sub-floor inspection to be undertaken, if physically possible, **prior to purchase**.

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The ground floor is of solid concrete construction to the entrance vestibule, where there is an old terrazzo tiled finish, in the extended part of the dining room and also in the bedroom and utility/passageway extensions. These floors were found to be generally level.

D. SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

Property comprises a detached bungalow, with some limited first floor accommodation, built to an individual design around 1935 but subsequently extended. It stands on a good size plot in a pleasant position only a short distance from Town town centre and everyday amenities but also adjacent to wooded areas including a steeply inclined bank beyond the north boundary. Overall, the property is in reasonable condition for one of its age and type whilst requiring some routine maintenance and perhaps offering scope for some further refurbishment.

I recommend the following:

Prior to purchase

Obtain specialist advice in respect of the old septic tank drainage installation, which I doubt will be compliant with current legislation, and undertake any required works with Building Regulations and other appropriate approvals (Section B3).

General maintenance

B4 – Overhaul the chimney stack and flashings

B5 – Overhaul pitched roof areas

B6 – Overhaul or replace rainwater goods and waste pipes (advice will be required from the specialist drainage contractor in relation to disposal of waste water)

C3 – Investigate areas of dampness and repair as necessary

Short-term maintenance

B5 – Budget for early replacement of the flat roof

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B7 – Overhaul rendering, brickwork and pointing and provide additional sub-floor ventilation from the rear of the building

Areas to be monitored

B7 – Localised area of subsidence damage to the rear of the garage

C3 – Localised areas of dampness to ground floor internal walls

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THIS REPORT RELATES TO

Property

AND, HAVING BEEN PREPARED BY THE SIGNATORY BELOW, IS HEREBY CERTIFIED AS THE ORIGINAL OR A TRUE COPY.

SIGNATURE:



**SURVEYOR'S NAME &
PROFESSIONAL QUALIFICATIONS:**

**JOHN BROWNLOW
MRICS FISVA MRPSA**

**NAME & ADDRESS OF
SURVEYOR'S ORGANISATION:**

**EDWARDS GENESIS
CHARTERED SURVEYORS
SUITE 5
1 DERBY STREET
LEIGH WN7 4PF**

DATE OF REPORT:

xxth November 2020

REFERENCE:

JB/AH 20/xxxx

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APPENDIX

Conditions of Engagement

Main Building Structure & Fabric Survey (MBSFS)

Edwards Genesis have developed the MBSFS as a condensed form of a traditional and often very detailed Building Survey (sometimes still referred to as a "structural survey") for use in circumstances where a detailed Building Survey is not considered necessary or appropriate by the client and/or the surveyor. There are several circumstances where this may be the case and each property will need to be judged on its merits but the most common scenario is in respect of a proposed purchase of a property known to be in poor condition and in need of extensive repair and refurbishment and where the client does not need to pay the surveyor to tell him/her what is already known and has been budgeted for e.g. replacement of windows, refurbishment of kitchen and sanitary areas, re-plastering, renewal of service installations etc. Another possible case would be a newly refurbished older property with new kitchen and bathroom facilities, new services, replacement windows and doors etc. and where the client's main concern is the underlying condition of the building structure and fabric rather than cosmetic and non-structural items.

A MBSFS is "bespoke" and, therefore, can be tailored to suit the particular property AND the areas of concern to the client, but it will usually cover the following:

- Structural stability - the nature, condition and performance of the load bearing structure including the "load path" (the manner in which loads are carried through the building) and any likely destabilising influences such as trees, defective drains, inappropriate or poor quality past extensions or structural alterations etc.
- The condition and performance of the main parts of the building envelope and fabric - floors, walls, roofs (including chimneys and similar structures at roof level).
- The function, condition and performance of the building envelope with particular reference to weather exclusion.
- Fire risks to the main building structure and fabric.
- All forms of dampness and timber defects including rot and beetle infestation.
- Rain and waste water disposal and drainage systems.
- Substantial outbuildings and other major external features including trees, main boundary structures, large areas of hard paving, steps, changes of level and retaining walls.

Conditions of Engagement

A MBSFS will be prepared on the basis of our normal Conditions of Engagement for a Building Survey (see below) but with the following exceptions:

- No valuation or reinstatement (insurance) cost advice will be included UNLESS the MBSFS is commissioned as an Addendum to a valuation report
- The report will not cover any legal matters other than items that may relate to the building structure and fabric (e.g. Planning and Building Regulations, Listed Building status or located in a Conservation Area); again, unless the MBSFS is provided as an Addendum to a valuation report.

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- Non-structural and cosmetic items are excluded - specifically, but not exclusively; kitchen, sanitary and other fixtures and fittings, decorative finishes, wall and ceiling plaster, internal and external joinery items - UNLESS there is disrepair to these items that may be contributing to defects in the main building structure and fabric (e.g. dampness or rot due to leakage from sanitary fittings or through badly rotten window frames) or where disrepair is indicative of underlying defects in the building structure and fabric (e.g. cracks in plasterwork or distortion of door frames indicative of structural movement).
- Service installations will NOT be inspected or tested and no opinion, implied or otherwise, will be offered as to their condition (including whether they may be unsafe and/or contain deleterious materials – see below) other than drainage, in respect of which any inspection chambers within the curtilage of the property will be opened, where reasonably possible, for the purposes of inspecting the drainage system by normal operation – water will be run through the system if possible on the day of inspection but no specialist drainage tests will be applied.
- The Surveyor will be under no duty to discover, report or advise on the presence, suspected or otherwise, of deleterious materials, including (but not restricted to) asbestos, calcium chloride additives, high alumina cement etc. UNLESS such are found in, or thought likely to be in, the structural elements of the main building and the fabric of those elements.

Building Survey - Conditions of Engagement

Introduction

Edwards Genesis are committed to providing the Client with sound, cost effective, independent and professional advice to help you make the correct decision in respect of the property you are proposing to purchase. As part of this service, our Surveyor will endeavour to submit a readily readable Report, avoiding technical jargon wherever possible but fully explaining technical terms where these are used. The Report will identify major defects and serious items of disrepair, with recommendations as to repair, including carrying out further investigation or obtaining specialist advice where necessary, taking into account the age and type of property and any specific requirements identified by the Client.

Purpose of Report & Extent of Inspection

1. The Surveyor will advise the Client, by way of written Report, as to his/her opinion of the state of repair and condition of the property's structure and fabric in the context of its age, type and quality of construction but not as an inventory of every individual defect.
2. Save as in hereafter provided, the Surveyor will carry out such work as is reasonable, in his/her professional judgement to enable him/her to meet the requirements of the above, bearing in mind the practical limitations imposed by the individual circumstances of the property at the time of the inspection, and always bearing in mind that the Surveyor is a visitor to the property.
3. The Surveyor will inspect as much of the internal and external parts of the property as is practicable in order to meet the above requirement. Where accessible, loose floorboards, trap doors, unsecured hatches and covers will be lifted or opened as applicable but the Surveyor will not be under any obligation to lift fitted floor

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- coverings, move stored items or furniture, or remove fixtures and fittings to facilitate inspection.
4. Any areas of the structure, including woodwork, which are covered, unexposed or inaccessible will not be inspected, and no parts of the building will be opened up in any way which may cause damage without the prior written consent of the Vendor or Owner (or their authorised Agents) being obtained. The Report will not purport to express an opinion, implied or otherwise, on the condition of un-inspected parts of the property. However, if the Surveyor has valid reason to suspect that there is a material risk of defects in any parts where inspection has not been possible, recommendations will be made as to what practical steps, if any, should be undertaken to determine the condition of those parts.
 5. The property will be inspected from ground level and available vantage points (with the aid of binoculars where necessary) within the curtilage and/or from adjacent public areas. Where necessary the Surveyor will inspect from an adjoining owner's land if the permission of said party can be obtained in advance or at the time of inspection. Flat roofs and other upper parts of the structure will be inspected more closely by use of the Surveyor's 3 metre ladder, having due regard to the safety of the Surveyor and others. If the Client requests in advance, and the nature of the particular property so requires, the Surveyor will arrange for longer ladders or other access equipment to be brought to site **at the Client's expense**.
 6. Where parts of the exterior are impossible to inspect, or where inspection is restricted due to, for example, trees or nearby structures, the Surveyor will comment on this fact in the Report and will make appropriate recommendations if it is felt that closer inspection needs to be made.
 7. Roof voids will be physically inspected where suitable access hatches of adequate size are present and can be safely opened without causing damage or any risk of injury to the Surveyor or others.
 8. Sub floor areas of reasonable depth (generally a minimum of 450mm) and not flooded or excessively wet will be inspected, again with due regard to the safety of the Surveyor, where a suitable trap door or other access point, of adequate size, is located and accessible at the time of the Surveyor's visit. **Note:** Clients purchasing properties with suspended timber ground floors are advised to ask Vendors whether such traps are known to exist.
 9. No comment can be made as to the condition of chimney flues or the practicality of using the same.
 10. The building structure and fabric will be examined for evidence of foundation problems or ground movement, and the Surveyor will comment on any potential destabilising influences, but it is impractical, during the course of a routine Survey, to excavate and expose foundations.
 11. Theoretical calculations to check sizes and/or adequacy of structural elements will not be undertaken.
 12. In the case of a flat or maisonette, the inspection will cover such areas as are, or are believed to be, included in the sale (as advised by the Vendor, Owner and/or Agent where applicable) and will not extend in detail to other parts of the building/s or common parts although reference will be made to any areas of obvious concern. The Surveyor will be under no obligation to inspect the Lease and/or Management or Service Charge Agreement and Clients are advised of the need to obtain sound legal advice when purchasing flats and similar properties as Leases and other

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Agreements can impose onerous obligations in respect of parts of the building, communal areas etc. which may not be immediately related to the property being purchased.

13. The inspection and Report will include garden areas, outbuildings, boundaries etc. but comment on such features may be limited if the Surveyor finds only minor defects and/or considers that the condition of items such as outbuildings is of little concern in relation to the condition of (and, if applicable, the value of) the main building. Specialist installations such as swimming pools and similar leisure facilities, ornamental garden features etc. will normally fall outside the scope of a Building Survey Report.

Service Installations and Specialist Fixtures and Fittings

1. **Edwards Genesis** are not plumbers, electricians or gas engineers and are not qualified to test service installations or to report on the condition thereof. Accordingly, no specialist tests of service installations (water, electricity, gas, heating & drainage) will be applied. Similarly, we cannot test or report on specialist fixtures and fittings such as lifts, security and fire alarms, built in cooking or other gas and electrical appliances etc. However, the Surveyor will inspect service installations where possible and will Report on any patent defects and/or will advise where further investigation or specialist tests are considered necessary. Everyday items such as taps, toilet fittings, etc. may be tested by normal operation if appropriate and the Surveyor will lift any drainage inspection covers within the curtilage of the property where such covers are intact and accessible, not stuck or secured shut, and can be lifted without specialist equipment. However, no drains test will be applied.
2. Where the Client requires specialist tests/reports on service installations etc. **Edwards Genesis** will be pleased to assist in arranging these, with the consent of the property Vendor/Owner or the Agent, but the Client will be responsible for agreeing Terms of Engagement with any specialist contractors employed and for meeting their charges direct.

General Matters

1. Unless otherwise stated in the Report, The Surveyor will have made no enquiries of planning, local, highway or other statutory authorities, Government Departments or Agencies etc. in relation to tenure, covenants, rights of way, planning schemes, NHBC or Architects Certificates etc. but comment will be made if the Surveyor has reason to suspect problems in any such areas so the Client may bring these to the particular attention of his/her legal advisers.
2. In providing our Report, the following assumptions will apply unless there is information to the contrary:
 - that no high alumina cement/concrete, calcium chloride additive, asbestos or other potentially deleterious, hazardous or toxic material or technique was used in the construction of the property or has been incorporated since,
 - that the site on which the property stands, or any immediately adjacent land, has not been contaminated (within the meaning of The Environmental Protection Act 1990 and subsequent legislation) by any past use but the Surveyor will advise on any known or suspected environmental issues, taking into account the location of

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- the property, and will advise if any appropriate reports should be obtained by your legal adviser. If the report includes valuation advice, this will be given on the assumption that full buildings insurance cover will be available on normal terms,
- that the property is not subject to any unusual or especially onerous easement, restrictions, encumbrances or outgoings, is unaffected by any matters which would be revealed by a local search and replies to the usual pre-contract enquiries; or by any Statutory Notice; and that neither the property, its condition or its use (or any intended use) is or will be unlawful,
 - that an inspection of those parts which have not been inspected would not reveal any material defects or, if applicable, cause the Surveyor to materially alter any valuation advice.
4. The Report will be provided for the sole and confidential use of the named Client and his/her professional advisers. It must not be made available, copied, sold or otherwise transferred to third parties without the express written consent of **Edwards Genesis** (for which consent a fee may be payable) and we will accept no liability to any such party unless such consent has been given. **Edwards Genesis** retain the copyright and intellectual property rights to the report and all associated material, including photographs and other images, and reserve the right to publish or otherwise use all of this material, or any part thereof, in any printed or electronic format, including web pages and social media, but in so doing we will take all reasonable precautions not to identify the property and/or the named client. Comments within the Report will be made in good faith and on the strict understanding that they will not be quoted out of context to any third parties.
 5. Where requested, the Surveyor may provide the Client with a verbal précis of his findings, and/or a draft copy of the Report, but the Client should not, under any circumstances, make any binding commitment to purchase the property or enter into any other contract relating to the proposed purchase before receiving the final Report, signed by the Surveyor or an authorised representative of **Edwards Genesis**. We can accept no responsibility for any loss in such circumstances.
 6. Any repair costs or other sums quoted are for guidance only and it is incumbent on the Client to verify the likely costs of remedial and other works by obtaining contractors' estimates/quotations before entering into a binding contract to purchase. It is also prudent to allow a contingency sum for extra or unforeseeable items.
 7. Where it is agreed in advance that the Report is to include valuation advice, including completion of a mortgage lender's standard Mortgage Valuation Report, such advice will be given in accordance with **Edwards Genesis'** Conditions of Engagement for Valuation Reports (attached if appropriate) in so far as they are not superseded by these Conditions of Engagement in terms of the level of inspection etc.
 8. Written acknowledgement of the Client's agreement to these Conditions of Engagement is required and such acknowledgement must be received **as a condition of our Professional Indemnity Insurance before** the Report, or any verbal précis or draft version thereof, can be issued.
 9. The Client will pay to **Edwards Genesis** the agreed fee, as set out in the accompanying letter or e-mail, for preparation of the Report and, unless otherwise

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agreed in advance, the fee is due on the date of the accompanying letter or e-mail (see attached **Payment Terms** if advance payment of the agreed fee is requested). **Reports will not normally be released until payment has been received.** Where advance payment is not requested our Terms of Credit are payment within 28 days of the date of invoice and we reserve the right to charge statutory interest on overdue accounts.