

# Building Survey

Property Address

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Client Name

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Date of Inspection

**November 2017**

Moadlock  
Romiley

Building Survey  
November 2017



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## 1. PROPERTY AND SURVEY DETAILS

Client Instruction	Email instruction on 23 <sup>rd</sup> October 2017
Purpose of Survey	To assess the general condition of the property and to identify any significant defects and building issues prior to acquisition
Surveyor	Robert W M Stuart MRICS
RICS Membership Nr.	0858547
Extent of survey	Level 3 Building survey to include the entire building and external areas.
Orientation	For the purposes of this report the front elevation is facing East
Approx. age of building	Based on our experience we understand the property was constructed around 1950's
Approx. age of extension	1993
Type of property	Detached 3 bedroom bungalow with rear extension and detached double garage
Listed	No
Listed Building ID	N/A
Conservation Area	No
Weather during inspection	Overcast and dry
Inspection	We have inspected the property as closely as possible without carrying out intrusive investigations. Some areas are inaccessible without further equipment and as such we can offer only a general comment. We have commented on any further inspections we feel may be necessary.
Areas where access was restricted	<ul style="list-style-type: none"><li>• Below floor voids to first floor</li><li>• Below ground drainage runs</li><li>• Below floor coverings where furniture was present</li><li>• Behind kitchen units</li><li>• Behind radiators</li><li>• Behind built in wardrobes</li></ul>

Equipment used	<ul style="list-style-type: none"><li>• Protimeter</li><li>• Telescopic ladders</li><li>• Camera</li><li>• Binoculars</li><li>• Laser Measure</li></ul>
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## LIMITATIONS OF INSPECTION

At the time of our inspection the property was occupied and fully furnished. Floor coverings were present to the majority rooms severely restricting our investigation. Stored goods and items of furniture were not moved.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectible signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

No beams, lintels or other supporting components were exposed to allow examination as to do so would involve damaging the structure.

Each room has been inspected in detail. Damp meter readings have been taken where possible without moving heavy furniture. Fitted carpets have not been raised unless reasonably practicable to do so at the edges.

Internal inspection of the loft was restricted. An access hatch was available to inspect part of the roof void only.

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible.

It should be appreciated that some service pipes and cables are covered and any opening access panels cannot be opened without disturbing decorations and therefore a full inspection was not possible.

Also some service pipework is below flooring making inspection impossible. In such circumstances the discovery of leakages, if any, may not be possible.

Services have not been tested, but where appropriate specific advice has been made as to the advisability of having the services inspected by specialist contractors.

Four manholes were found on site, two of which were lifted and inspected although we cannot comment on the underground drainage system. The true condition of the drains can only be revealed by way of a full investigation by a contractor using specialist equipment. We were unable to lift the remaining manholes due to the weight of the material within the recessed manhole.

Consequently, we are unable to comment fully upon the condition of these concealed areas and you must therefore accept the risk of unseen defects should you wish to proceed without further investigation.

An inspection of the site was also carried out to attempt to identify the presence of invasive plant growth known as Japanese Knotweed. Although great care was taken, none was seen. However, this plant can be extremely difficult to identify, especially if dormant or cut back. If you require total reassurance, then you should commission a report from a Horticulturist prior to commitment to purchase.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

For the purposes of this report only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.

## 2. OVERALL ASSESSMENT AND SUMMARY OF CONDITION RATINGS

This section provides our overall opinion of the property, highlighting areas of concern and summarises the condition ratings of different elements of the property with only the worst rating per element being inputted in the tables. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

### Overall Opinion

It is the opinion of CBC that the property is structurally sound and free from major defects. We see no reason why you should not proceed with the purchase taking into account the points detailed in the report.

#### Category 3

Outside	Consider application of another layer to liquid flat roofs
Inside	None
Services	Obtain gas test and electrical test certificates
Grounds	None
Other Issues	Recommend installation of carbon monoxide detector where fuel burning appliances are located

#### Category 2

Outside	Repoint cracking to bricks and mortar in all locations
Inside	None
Services	None
Grounds	None
Other Issues	Obtain details of the cavity wall insulation installed

#### Category 1

Outside	Service windows & doors regularly to maintain lifespan
Inside	Undertake appropriate repairs to ceilings
Services	None
Grounds	Observe gutters during periods of heavy rain to check integrity
Other Issues	Request copies of the guarantee for the liquid system to the flat roofs

### 3. GENERAL CONSTRUCTION AND SURVEY NOTES

#### 3.1 THE PROPERTY

- 3.1.1 The property is a 3 bedroom detached bungalow with two bathrooms, lounge, dining room, kitchen, with parking for several vehicles to the extended driveway which runs the length of the plot to the detached double garage to the West of the plot. Access was available to all external areas of the property with restricted to parts of the rear roof.
- 3.1.2 The external walls to the property are constructed in stretcher bond brickwork which indicates the presence of a cavity. The property has a UPVC door to the front and double UPVC doors to the rear of the kitchen and rear lounge. UPVC double glazed windows are fitted throughout the house. The main roof is constructed partly with rafters with purlins an underfelt membrane and a Marley concrete tile finish.
- 3.1.3 The property has a standard natural gas supply, mains electricity and mains water. Sewerage is provided by a combined sewer system discharged into the main publicsewer.

#### Category 3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

#### Category 2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

#### Category 1

No repair is currently needed. The property must be maintained in the normal way.

#### 3.2 ACCOMMODATION

Floor	Living Rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Sun Room	Loft Room
Lower Ground								
Ground	2	3	2		1			
First								
Second								
Other								



### 3.3 THE SITE

- 3.3.1 The property occupies a well-defined plot with boundaries to the side, front and rear. The property is adjacent to what appears to be a below ground reservoir to the North of the plot. We recommend your solicitor reviews the adjacent plot and provides comment where appropriate.
- 3.3.2 Boundary lines are not confirmed on site as this is beyond our scope and therefore you should refer to the Title Deeds prior to commitment to purchase and the extent of the plot currently leased.
- 3.3.3 Your Conveyancer should clarify the extent, together with the liability for maintenance and upkeep of the property's boundaries.

### 3.4 TREES, HEDGES & BOUNDARY WALLS

- 3.4.1 The plot is relatively open plan with bushes and general vegetation to the perimeter of the grounds.
- 3.4.2 The boundaries to the rear are formed with a combination of timber fence panels and timber waney lap fence panels with concrete posts, whilst the fences appeared in good order the panels and posts should be maintained to prolong their life span by the application of a suitable preservative.
- 3.4.3 The front boundaries are formed with a combination of vegetation and low level brick walls with concrete coping stones. The wall to the front boundary also has a feature steel coated railing fixed to the coping stone. Both walls appeared to be performing adequately with no defects noted.

No.	Issues identified	Category
1	Apply suitable preservative to timber fence panels	1

## 4. CONDITION

### 4.1 SUBSTRUCTURE

- 4.1.1 The foundations are not visible for inspection; however, we can advise that our inspection of the structure did not indicate a deficiency in the performance of the foundations or any evidence of subsidence or movement.

No.	Issues identified	Category
1	No defects noted	1

### 4.2 EXTERNAL WALLS

- 4.2.1 The outside walls are built of brickwork with an air gap between the inside and outside faces (called a cavity wall). It has not been possible to inspect the wall ties holding together the inner and outer leaves of the cavity walls. Metal wall ties can suffer gradual corrosion with time, resulting in a loss of restraint between the two leaves of brickwork. This can result in bowing to the external brickwork and horizontal cracking caused by the expansion of rusting wall ties. No signs of wall tie failure defects were present.

- 4.2.2 The external walls have a combination of exposed brick and stone cladding infill panels. The brickwork and cladding were in overall good condition and the mortar between the bricks (called the pointing) where visible for inspection were in satisfactory condition above DPC level.

- 4.2.3 Vertical and stepped cracking was noted in 3 locations to the property

1. Vertical and stepped cracking to chimney breast to South elevation
2. Vertical cracking below bedroom window to North elevation
3. Vertical cracking below bedroom window to West elevation

A Structural Engineers report prepared by Rhodes and Partners was passed to us during our inspection which detailed and commented on the cracks in points 2 and 3 above, a copy of their findings is also included within the rear of this report. In brief it suggests the cracks are due to moisture movement and now movement has virtually ceased. As no defects were noted internally to the corresponding areas, these cracks were not considered progressive.

- 4.2.4 The cracks detailed in point 1 are a combination of stepped and vertical cracking throughout the chimney of up to 1mm and are considered to be a category 1 crack and 'slight'. Whilst cracking in brickwork cannot be considered as non-progressive without monitoring over a period of a minimum of 6 months in our opinion due to the absence of any corresponding cracking internally we consider at this stage the cracks are non-progressive. The pointing and cracks should be clean/raked out and repointed to prevent water penetration which could blow the face of the bricks.

- 4.2.5 The external mortar and mastic fillings around window and door frames should be kept in good condition. Deterioration of these can allow water to penetrate, with a risk of dampness and decay to timbers and internal plaster. The mastic seals were in satisfactory condition. Raking out and replacement with a flexible mastic in due course is recommended. The mastic should be a type suitable for this specific purpose, and normally should not be applied along the top edge of any frame as this

can increase the risk of water retention. If there is any doubt, further contractor's advice would be prudent.

4.2.6 A common defect is the failure of the DPC, a protimeter was used to detect the levels of moisture within the first 1000mm above ground floor level. All of the rooms were tested and no readings were noted that exceeded acceptable limit.

4.2.7 There was evidence of retrospectively applied cavity wall insulation having been provided to the property in various locations as holes were noted which were then filled in with mortar. Incorrectly specified or applied cavity wall insulation can cause excessive levels of condensation internally, no evidence of this was noted.

No.	Issues identified	Category
1	Repoint cracking to bricks and mortar in all locations	2
2	Obtain details of the cavity wall insulation installed	2



Cracking below window to North elevation



Cracking to chimney breast to South elevation



Mortar filled hole due to cavity wall insulation

### 4.3 LINTELS

4.3.1 Window and door openings require lintels (small beams) to support the brickwork above. Steel lintels are present above all the openings where brickwork is supported above. We were able to inspect all of the lintels and whilst all of the lintels were performing adequately with no deficiencies noted, minor surface corrosion was noted to the lintel above the external door serving the rear lounge. Corroding lintels can cause the brickwork to split and in extreme cases the lintel will require replacement, the corrosion noted was minor, however this should be treated with the remaining lintels monitored.

No.	Issues identified	Category
1	Treat lintel above rear lounge external door with suitable rust inhibitor	2
2	Monitor remaining lintels	2



Minor corrosion to lintel above rear lounge external door

### 4.4 WINDOWS

4.4.1 The external windows to the property are all double glazed UPVC. All of the windows were tested and the majority were found to be fully operational. The windows have key operated lockable handles, some of which were locked at the time of inspection, although the keys were present to allow them to be tested. The following defects were noted:-

- Kitchen window was not operational

4.4.2 Double glazed units vary in quality and especially in respect of the seals around the edges of the glass. When the seals deteriorate this causes unsightly condensation to form between the glass panes and when this occurs replacement of the affected units is the only option. The units will fail over time and whilst it can be difficult to ascertain their integrity, we only found units to the following rooms had failed.

- Rear large bedroom x 1

4.4.3 Your Conveyancer could raise enquiry to ascertain if any guarantees are in place.

No.	Issues identified	Category
1	Consider replacement of failed window units to areas noted	2
2	Service windows regularly to maintain lifespan	1

#### 4.5 EXTERNAL DOORS

4.5.1 A UPVC door is located to the front elevation and is accessed via the hallway. The front door is secured by a 5 point locking system which was tested and found to be fully operational.

4.5.2 Double UPVC doors are located to the rear of the kitchen and are secured by a 6 point locking system which was tested and found to be fully operational.

4.5.3 Double UPVC doors are located to the rear lounge and are secured by a 6 point locking system which was tested and found to be fully operational.

4.5.4 2 no. coated steel up and over doors are located to the garage which are secured with a single central locking system. The doors run on rollers in vertical tracks to the side, the doors were tested and found to be fully operational.

No.	Issues identified	Category
1	Service doors regularly to maintain lifespan	1

#### 4.6. ROOF STRUCTURE

4.6.1 The main roof is of pitched construction and has a concrete Marley tile covering with new ridge and hip tiles and underfelt membrane all of which we understand are around 12 months old. The inspection of the tiles to the North pitch was limited in areas due to the restricted access around the property.

4.6.2 The tiles inspected were in good condition and uniform. Reroofing works require building regulation consents due to the possible increase in imposed loading onto the roof frame. Your conveyancer should confirm that appropriate documentation is in place. The ridge and hip tiles were intact, and have been fixed over a ridge vent system which provides ventilation to the roof space.

4.6.3 A flat roof is located to the extension over the rear of the kitchen and rear lounge, a smaller flat roof is located over the porch to the East elevation. Our visual inspection of the roof deemed that insulation maybe present beneath the roof covering although we were unable to confirm the thickness. The roof has a liquid coating system applied with fibre glass layer of reinforcement.

4.6.4 We understand from the vendor that the original contractor went into administration midway through the contract and therefore was unable to complete the works. A second contractor was appointed to complete the works utilising the materials on site. The covering to the porch appeared in good condition with only isolated areas of the fibre glass exposed. The fibre glass to the rear roof was exposed throughout the roof which is inadequate and poorly finished. Whilst liquid roofs can have a warranty for around 20-40 years depending on the materials used and manufacturer, the fibre glass should not be exposed and it is considered the system currently down would not obtain a warranty. Consideration should be given to the application of another layer prior to the failure of the one currently down which would extend its lifespan.

4.6.5 The new concrete roof tiles adjacent to the flat roof to the rear were lifted along the leading edge to determine if the installation was acceptable together with a limited internal inspection of the eaves. Ideally an upstand to the perimeter of the flat roof should be present, the absence of this could be due to the upgrade of the insulation to the flat roof, despite the absence of the upstand the roof appeared to be performing satisfactorily. The underfelt membrane can be viewed in some areas which is common for a new roof.

4.5.6 The installation of the pitched roof covering is not ideal however from the limited inspection we do not envisage any issues.

No.	Issues identified	Category
1	Consider application of another layer to liquid roofs	3
2	Obtain copies of the building control consent for the new pitched roof	2
3	Request copies of the guarantee for the liquid flat roof	1



Visible fibre glass to rear flat roof



Visible fibre glass to rear flat roof

#### 4.7 FASCIAS, GUTTERS and DOWNPIPES

4.7.1 Inadequate disposal of rainwater can cause serious problems in a building including dampness, timber decay and structural movement. It is therefore essential that all gutters, pipes and the drains to which

they connect are kept clear and free of blockages at all times. Rainwater downpipes were noted to the perimeter of the property including an internal pipe within the porch, all of which were performing satisfactorily. The gutters and outlets contained minor amounts of leaves which should be removed regularly to prevent overflow or water ingress.

4.7.2 The fascia and soffit boards to the main roof of the house are painted timber with UPVC downpipes and aluminium gutters. It was not raining at the time of the survey and the rainwater goods appeared to be watertight with no evidence of any staining to the joints. The gutters and downpipes should occasionally be observed during periods of rain and any leaking joints resealed or replaced as necessary.

4.7.3 The decorative coating to the fascia and soffit boards has failed and deterioration of the timbers is starting in isolated areas. The boards should be prepared appropriately and the decorative coating should be renewed. Consideration should be given to the installation of over boarding or replacement with UPVC fascias and soffits which would provide a maintenance free system.

No.	Issues identified	Category
1	Prepare surfaces to fascia and soffits and redecorate	2
2	Regularly clean out gutters and outlets	2
3	Observe gutters during periods of heavy rain to check integrity	1

#### 4.8 FLOORS

4.8.1 Fitted coverings and furniture inevitably restricted the detail of inspection. Comments are therefore based on if selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings. The floors to the property are built of timber joist and floorboard construction. Floor coverings to the property were fitted throughout.

No.	Issues identified	Category
1	No defects noted	1

#### 4.9 DRAINAGE

4.9.1 It is assumed that the property is connected to the mains drainage and your Conveyancer should seek confirmation.

4.9.2 Four manholes were found on site on the driveway, pathway and front garden, the covers to the two manholes in the front garden were lifted revealing a brick built chamber which were found to be in good condition and no defects noted. There was no evidence of significant blockage but it must be stressed that this does not constitute a full test of the underground drainage system. The manholes to

the driveway and rear were recessed which contain brick paviours, due to their weight we were unable to lift these. We were advised by the vendor that these manholes had been inspected and tested recently and no defects were noted however you should consider the appointment of a drainage company should you require a full inspection.

- 4.9.3 A visual inspection was undertaken of the surface water gullies which were present to the perimeter of the property. The outlets, where visible for inspection were reasonably clear with some vegetation. We cannot pass comment upon the efficiency of surface water drainage from the site as this is beyond our scope.

No.	Issues identified	Category
1	No defects noted	1

#### 4.10 INTERNAL FINISHES

- 4.10.1 Generally the internal decoration and finishes are in a fair condition and the property has been reasonably maintained over the years. The following defects/issues were noted and should be considered further: -

- Historic water staining and damage to bathroom
- Historic water staining and damage to front bedroom

We understand the defects noted above date back prior to the main roof being recovered, the stained areas were tested with a damp meter and found to be within acceptable limits.

Other defects were noted during the inspection however these are considered to be general house keeping repairs.

No.	Issues identified	Category
1	Undertake appropriate repairs to ceilings	1

#### 4.11 BOILER, HEATING SYSTEM and SERVICES

- 4.11.1 There current boiler is a wall mounted Worcester 35CDi Combi Boiler located in the kitchen. Unsafe gas appliances can produce a highly poisonous gas called carbon monoxide detector which can cause death and long term health problems we therefore recommend a carbon monoxide in installed in an appropriate location. Whilst the boiler was operational at the time on inspection the pressure was low.
- 4.11.2 The system provides hot water to the outlets and heats the pressed steel radiators. The system was operational at the time of inspection and found to be performing satisfactorily.



- 4.11.3 Radiators are located to each room where it was noted that the radiators had TRV's fitted which would allow the temperature to be controlled locally.
- 4.11.4 A copy of the gas test certificate was not available for inspection. It is recommended gas appliances are tested annually to ensure compliance.
- 4.11.6 The water system to all locations were found to be flowing and operational.

No.	Issues identified	Category
1	Recommend the heating system and boiler is serviced annually	3
2	Obtain a copy of a gas test safety certificate	3
3	Maintain appropriate pressure levels	3
4	Recommend installation of carbon monoxide detector where fuel burning appliances are located	3

#### 4.12 ELECTRICAL WIRING.

*Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.*

- 4.12.1 Where possible we have inspected the electrical wiring from the point of entry into the building to the end point of socket outlets and light fittings.
- 4.12.2 Whilst we did not detect any defects in the circuits it is considered that the system would not pass a test under current regulations as the current mains board has a plastic casing, current regulations require the casing to be made from metal, whilst there is no requirement for this to be replaced this should be considered.
- 4.12.3 The property was inspected for heat detectors, smoke detectors and carbon monoxide detectors, these were noted in the following areas and tested where possible.

Dining room	Smoke Detector	Battery Operated	Operational
Hallway	Smoke Detector	Battery Operated	Operational
Hallway	Carbon monoxide Detector	Battery Operated	Operational

No.	Issues identified	Category
1	Appoint a suitably qualified electrician to undertake a test of all electrical circuits.	3

#### 4.13 EXTERNAL AREAS and OUTBUILDINGS

- 4.13.1 The hardstanding to the front of the property including driveway and access path has a concrete paviour finish. The driveway has a gradual slope towards the pavement and drains away to the roadside.
- 4.13.2 A double concrete panel garage is located to the rear of the garden which is access via the driveway. The roof has corrugated panels with aluminium gutters and UPVC downpipes. The timber preservative to the to the fascias is failing and the timbers are starting to deteriorate. The roof panels contain a large amount of moss and lichen which will block up the downpipes if not removed.

No.	Issues identified	Category
1	Apply timber preservative to timber fascias	2
2	Remove moss to roof panels	2



Double garage to rear of garden

#### 4.14 ENERGY EFFICIENCY

- 4.14.1 Upon inspection of the loft void we noted that quilted fibre glass insulation has been installed to the void between the ceiling joists in the eaves at approximately 200mm, although current building requires 250mm due to the restricted access we advise that the current insulation installed is acceptable.
- 4.14.2 Although energy efficient bulbs were noted to some fittings to the property, LED fittings should be considered for installation where possible to improve energy efficiency.

1 Consider installation of energy bulbs

1

No. Issues identified

Category

## 5. Surveyors Declaration

I confirm that I have inspected the property and prepared this report.

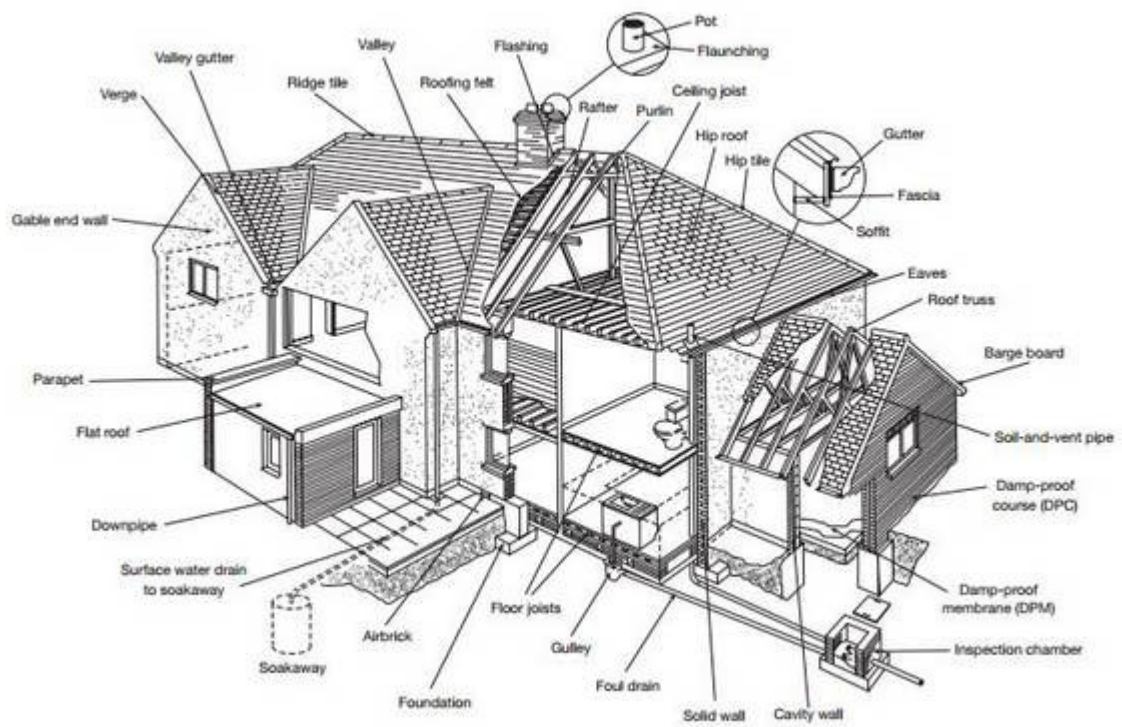


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Please note that this report is based on the general view and findings of our surveyor from access made available. We accept no responsibility for any defects or inaccuracies which may become evident in respect of any areas we had no access to on the day of our visit nor in respect of any construction which was not visible.

**APPENDIX A – TYPICAL HOUSE DIAGRAM**



**APPENDIX B – TERMS AND CONDITIONS**

## **Standard Terms and Conditions of Appointment**

This document forms the basis of Agreement for the Appointment of CBC Ltd

### **Agreement**

This document together with standard and service specific limitations and any accompanying letter or email forms the basis of your Agreement for the Appointment of CBC Limited (Agreement.).

### **Parties to the Agreement**

In this Agreement references to 'we', 'us' and 'our' are references to CBC Limited (CBC). We may from time to time engage sub-consultants to perform our obligations to you under an appointment but in such event your relationship remains solely with CBC and CBC has the sole legal liability for the work done for you and for any act or omission in the course of that work. No member, consultant or employee of CBC or of any sub-consultant will have any personal legal liability for that work whether in contract, tort or negligence. In particular, the fact that an individual member, consultant or employee of CBC or any sub-consultant signs in his or her own name any letter or other document in the course of carrying out that work does not mean that he or she is assuming any personal legal liability for that letter or document. No references to a 'partner' is to imply that any person is carrying on business with others in partnership for the purposes of the Partnership Act 1890.

References to 'you' or 'your' refer to the person, company or other entity engaging the services of CBC whether for themselves or a third party. Where you engage our services on behalf of a third party you warrant that you have the authority to enter an Agreement with CBC on behalf of the third party client.

### **Performance of Services**

Services that we or any sub-consultant appointed by us perform pursuant to our Agreement (Services.) shall be performed exercising all the reasonable skill, care and diligence to be expected of a properly qualified and competent consultant experienced in carrying out work of a similar nature, scope and complexity as the instruction.

### **Fee Basis**

The basis of our fee for individual instructions will be confirmed to you in writing. Unless stated otherwise, fees are quoted exclusive of expenses, disbursements and VAT. Where a time charge fee is agreed we will charge you for all time that our professionals spend on your work under our appointment. Hourly rates depend on the experience of the personnel involved in your matter and the type of work being undertaken. Unless agreed otherwise we may invoice you each month, and reserve the right to do so regardless of whether the work is complete.

### **Expenses and Disbursements**

Specialist testing, specialist equipment hire, travel and subsistence, photography, bulk printing and couriers, planning and building regulation application fees, etc. are all charged in addition to time costs or other fees unless agreed otherwise. We may add a handling and finance charge to disbursements.



### **Other Costs**

When the appointment of specialist consultants is required, unless we expressly agree in writing to appoint such consultants as our sub-consultants, we expect that appointment to be made direct by our clients to provide a separate contractual relationship. Save for costs of sub-consultants appointed directly by us, costs of consultants working under our control are to be met directly by our clients unless otherwise agreed.

### **Payment Terms**

Our payment terms are 14 days net. We reserve the right to charge interest at 4% over the base rate of the National Westminster Bank plc on any accounts which are not paid within 14 days.

### **Inspections**

Where access to premises is arranged but is not available at the confirmed time and date, resulting in an abortive visit, or if we find that access is restricted to some parts of the building and that a return visit is required we reserve the right to charge for additional time spent and expenses incurred.

### **Health and Safety**

We require to be informed in advance of visiting premises for the purpose of carrying out our services of any relevant issues that may affect the health and safety of our personnel, for example dangerous structures or contamination. As required by the Control of Asbestos at Work Regulations 2006 a duty holder must take reasonable steps to find asbestos containing materials and provide information on the location and condition of the material to anyone who is liable to work on or disturb it. If an up to date asbestos survey or information on significant risks has not been provided, an aborted site visit fee may be charged to the Client if the site risk assessment determines it is unsafe for our operative to perform their duties.

### **Suspending and Terminating Instructions**

You may terminate or suspend the Agreement by giving 14 days' written notice. If either party becomes

insolvent the other may suspend performance or terminate the Agreement by giving written notice. In the event that you are in default over payment we may, on giving 7 days' written notice, suspend performance of our services. Performance would be resumed upon payment. We may terminate the Agreement if you materially breach your obligations and have failed to remedy the breach in the 14 days following notice served by us. In all cases you shall pay all fees and expenses due, commensurate with the services performed, including time spent in closing down the instruction. We reserve the right to invoice for the greater of a time-charge for the work carried out or:

- . Lump-sum fixed fees: Pro-rata the fee by reference to the stage that work has reached.
- . Building Projects: A proportion of work that we have carried out according to pre-determined Service Stages.
- . Success. fees: A reasonable percentage of the anticipated fee, by reference to the stage in negotiations that has been reached.

### **Complaints**

In the event that you have a complaint you will have access to CBC's Complaints Handling Procedure, a copy of which will be provided on request. If we are unable to resolve a complaint to your satisfaction we agree to referral to the following RICS approved redress mechanisms: RICS Dispute Resolution Services (business to business) or Ombudsman Services: Property (consumers).

### **Copyright**

Copyright in all drawings, plans, details, specifications, schedules, reports and all other Documents in any form or any revisions of the same that we prepare in connection with the services remains our property. We grant to you an irrevocable, royalty free, non-exclusive licence to use and reproduce Documents for any purpose relating to the instruction. We accept no liability for any use of the Documents for any purpose other than that for which they were originally prepared.

### **Limitation of Liability**

Unless otherwise specifically agreed in writing, our liability arising from any breach of the terms of this Agreement, whether in contract, tort, statute or otherwise, howsoever and whenever such liability was or is incurred, shall be strictly limited to the sum of £2,000,000 in respect of each and every claim and no action or proceedings for any breach of our Agreement shall, in any event, be commenced after the expiry of 6 years from the date of the completion of our services under our Agreement. Nothing in this Agreement shall exclude or limit our liability for death or personal injury caused by our negligence, or that of our members, consultants, employees, agents or sub consultants (as applicable) or fraud by us or our members, consultants or employees.

### **Asbestos**

We accept no liability for claims related to asbestos unless and until a claim arises as a direct result of a negligent act, error or omission committed by us or alleged to have been committed by us in the conduct of our professional business but only then to the extent that the claim is for the cost of re-performance of the work or rectification or remediation and/or involves a claim made in respect of any diminution in value of buildings or structures (or any part of either or both of them). We shall not be liable in respect of any bodily injury including any psychological damage or mental stress or impairment, or damage to property other than that part of the building or structure which requires re-performance of our work or rectification.

### **Pollution**

We accept no liability for pollution, either direct or indirectly, in relation to all matters with the exception of claims or losses arising from a negligent structural design, specification or failure to report a structural defect in a property, provided further that this relates only to that part of any claim which relates to the cost of redesigning, re-specifying, remedying or rectifying the defective structure but not to the cost of loss or damage to the environment or consequential or other losses of value.

### **Liability to Third Parties**

Our reports are for the use of the Client(s) for whom they are prepared and must not be reproduced in whole or in part or relied upon by any third party without our express written authority.

### **Timescales**

All timescales cited will assume a prompt response from parties external to CBC providing us with any necessary information or access. We can accept no liability for any delay or loss which accrues due to prevarication or obstruction by others.

### **Anti-bribery Policy**

CBC is committed to the highest standards of ethical conduct and integrity in its business activities.

We

take a zero tolerance approach to bribery and corruption and expect all organisations with whom we have business dealings to adopt the same approach. A copy of our anti-bribery policy is available on request.

### **Third Party Information**

Where we incorporate documents and drawings produced by third parties (other than our own appointed sub consultants) into our reports we accept no liability for their content.

### **Governing Law**

The application and interpretation of our appointment shall in all respects be governed by English law and any disputes or differences arising under it shall be referred to the English courts to be finally determined.

### **Contracts (Rights of Third Parties) Act 1999**

Nothing in our Agreement shall either confer or purport to confer rights on any third party under the Contracts (Rights of Third Parties) Act 1999 other than those rights which are specifically preserved and protected here.

### **Use of Media**

AG may obtain video or photographic images during the course of providing our services necessary and relating to the service to be provided. By signing and agreeing to these terms, you are agreeing to use of this media within our marketing and promotional materials/activities and in use on our website/social media sites

## APPENDIX C – DEFINITIONS

## GLOSSARY OF BUILDING TERMS

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<b>Aggregate Air</b>	Pebbles, shingle, gravel, etc. used in the manufacture of concrete, and in the construction of "soakaways".
<b>Brick</b>	Perforated brick or metal/plastic grille used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
<b>Architrave</b>	Joinery moulding around window or doorway.
<b>Asbestos</b>	Fibrous mineral used in the past for insulation. Can be a health hazard - specialist advice should be sought if asbestos is found.
<b>Asbestos Cement</b>	Cement with 10-15% asbestos fibre as reinforcement. Fragile - will not bear heavy weights. Hazardous fibres may be released if cut or drilled.
<b>Ashlar</b>	Finely dressed natural stone: the best grade of masonry
<b>Asphalt</b>	Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.
<b>Barge Board Balanced</b>	See "Verge Board".
<b>Flue</b>	Common metal device normally serving gas appliances which allows air to be drawn to the appliance whilst also allowing fumes to escape (see also "Fan Assisted Flues").
<b>Batten</b>	Thin lengths of timber used in the fixing of roof tiles or slates.
<b>Beetle Infestation</b>	(Wood-boring insects: e.g. woodworm) Larvae of various species of beetle which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.
<b>Benching</b>	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "Haunching".
<b>Bitumen Breeze</b>	Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp proof courses.
<b>Block</b>	Originally made from cinders ("breeze") - the term now commonly used to refer to various types of concrete and cement building blocks.
<b>carbonation</b>	A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.
<b>Cavity Wall</b>	Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).
<b>Cavity Wall Insulation</b>	Filling of wall cavities by one of various forms of insulation material:  <b>Beads:</b> Polystyrene beads pumped into the cavities. Will easily fall out if the wall is broken open for any reason. <b>Fibreglass:</b> Can lead to problems if becomes damp. <b>Foam:</b> Urea formaldehyde form, mixed on site, and pumped into the cavities where it sets. Can lead to problems of dampness and make investigation/replacement of wall ties more difficult. <b>Rockwool:</b> Inert mineral fibre pumped into the cavity.
<b>Cavity Wall Tie</b>	Metal device bedded into the inner and outer leaves of cavity wall. Failure by corrosion can result in the wall becoming unstable - specialist replacement ties are

then required.

<b>Cesspool</b>	A simple method of drainage comprising a holding tank, which needs frequent emptying. Not to be confused with "SepticTank".
<b>Chipboard</b>	Also referred to as "Particle Board". Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs and (with Formica or melamine surface) furniture, especially kitchen units. Also commonly used on floors. Tends to swell if moisture content increased.
<b>Collar</b>	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to roofspread.
<b>Combination Boiler</b>	Modern form of gas boiler that activates on demand. With this form of boiler there is no need for water storage tanks, hot water cylinders, etc. but are complex and more expensive to repair. Water supply rate can be slow.
<b>Coping/Coping Stone</b>	Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
<b>Corbel</b>	Projection of stone, brick, timber or metal jutting out from a wall to support a weight.
<b>Cornice</b>	Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.
<b>Coving</b>	Curved junction piece to cover the join between wall and ceiling surfaces.
<b>Dado Rail</b>	Wooden moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair backs.
<b>Damp Proof Course</b>	Layer of impervious material (mineral felt, PVC, etc) incorporated into a wall to prevent dampness around windows, doors, etc. Various proprietary methods are available for damp proofing existing walls including "electro-osmosis" and chemical injection.
<b>Damp Proof Membrane</b>	Usually polythene, incorporated within ground floor slabs to prevent rising dampness.
<b>Deathwatch Beetle</b>	Serious insect pest in structural timbers usually affects old hardwoods with fungal decay already present.
<b>Double Glazing</b>	A method of thermal insulation usually either:  <b>Sealed unit:</b> Two panes of glass fixed and hermetically sealed together; or  <b>Secondary:</b> In effect a second "window" placed inside the original window.
<b>Dry Rot</b>	A fungus that attacks structural and joinery timbers, often with devastating results. Can flourish in moist, unventilated areas.
<b>Eaves</b>	The overhanging edge of a roof at gutter level.
<b>Efflorescence</b>	Salts crystallised on the surface of a wall as a result of moisture evaporation.
<b>Engineering Brick</b>	Particularly strong and dense type of <b>brick</b> sometimes used as a damp proof course. Usually blue in colour.
<b>Fan Assisted Flues</b>	Similar to "Balanced Flue" but with fan assistance to move air or gases.
<b>Fibreboard</b>	Cheap, lightweight board material of little strength used in ceilings or as insulation to attics.
<b>Fillet</b>	Mortar used to seal the junction between two surfaces, i.e. between a slate roof and a brick chimney stack.

<b>Flashing</b>	Thin sheet material used to prevent leakage at a roof joint. Normally metal (lead, zinc or copper).
<b>Flaunching</b>	Contoured cement around the base of cement pots, to secure the pot and to throw off rain.
<b>Flue</b>	A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.
<b>Flue Lining</b>	Metal (usually stainless steel) tube within a flue - essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
<b>Foundations</b>	Normally concrete, laid underground as a structural base to a wall; in older buildings may be brick or stone.
<b>Frog</b>	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall.
<b>Gable</b>	Upper section of a wall, usually triangular in shape, at either end of a ridged roof.
<b>Ground Heave</b>	Swelling of clay subsoil due to absorption of moisture; can cause an upward movement in foundations.
<b>Gulley</b>	An opening into a drain, normally at ground level, placed to receive water, etc. from downpipes and wastepipes.
<b>Haunching</b>	See "Benching". Also term used to describe the support to an underground drain.
<b>Hip</b>	The external junction between two intersecting roof slopes.
<b>Inspection Chamber</b>	Commonly called "manhole"; provides access to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel at its base and a removable cover at ground level.
<b>Jamb</b>	Side part of a doorway or window (see also "reveals").
<b>Joist</b>	Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.
<b>Landslip</b>	Downhill movement of unstable earth, clay, rock, etc. often following prolonged heavy rain or coastal erosion, but sometimes due entirely to subsoil having little cohesive integrity.
<b>Lath</b>	Thin strip of wood used as a backing to plaster.
<b>Lintel</b>	Horizontal structural beam of timber, stone, steel or concrete placed over window or door openings.
<b>Longhorn Beetle</b>	A serious insect pest mainly confined to the extreme south east of England, which can totally destroy the structural strength of wood.
<b>LPG</b>	Liquid Petroleum Gas (or Propane). Available to serve gas appliances in areas without mains gas. Requires a storage tank.
<b>Mortar</b>	Traditionally a mixture of lime and sand. Modern mortar is a mixture of cement and sand. Used for bonding brickwork, etc.
<b>Mullion</b>	Vertical bar dividing individual lights in a window.
<b>Newel</b>	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.

<b>Oversite</b>	Rough concrete below timber groundfloors.
<b>Parapet</b>	Low wall along the edge of a flat roof, balcony, etc.
<b>Pier</b>	A vertical column of brickwork or other material, used to strengthen the wall or to support a weight.
<b>Plasterboard</b>	Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.
<b>Pointing</b>	Smooth outer edge of mortar joint between bricks, stones, etc.
<b>Powder Post Beetle</b>	Relatively uncommon pests that can, if untreated, cause widespread damage to structural timbers.
<b>Purlin</b>	Horizontal beam in a roof upon which rafters rest.
<b>Quoin</b>	The external angle of a building, or, specifically, bricks or stone blocks forming that angle.
<b>Rafter</b>	A sloping roof beam, usually timber, forming the carcass of a roof.
<b>Random Rubble</b>	Primitive methods of stonewall construction with no attempt at bonding or coursing.
<b>Rendering</b>	Vertical covering of a wall either plaster (internally) or cement based (externally), sometimes with pebbledash, stucco or Tyrolean textured finishes.
<b>Reveals</b>	The side faces of a window or door opening (see also "jamb").
<b>Ridge</b>	The apex of a roof.
<b>Riser</b>	The vertical part of a step or stair.
<b>Rising Damp</b>	Moisture soaking up a wall from below ground by capillary action causing rot in timbers, plaster decay, decoration failure, etc.
<b>Roof Spread</b>	The thrust of a badly restrained roof structure (see "Collar") causing outward bowing of a wall.
<b>Screed</b>	Final, smooth finish of a solid floor; usually mortar, concrete or asphalt.
<b>Septic Tank</b>	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
<b>Settlement</b>	General disturbance in a structure showing as distortion in walls, etc, usually as the result of the initial compacting of the ground due to the loading of the building.
<b>Shakes</b>	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
<b>Shingles</b>	Small rectangular pieces of wood used on roofs instead of tiles, slates, etc.
<b>Soaker</b>	Sheet metal (usually lead, zinc or copper) at the junction of a roof with a vertical surface of a chimney stack, adjoining wall, etc. Associated with flashings that should overlay soakers.
<b>Soffit</b>	The under-surface of eaves, balcony, arch, etc.
<b>Solid Fuel</b>	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
<b>Spandrel</b>	Space above and to the sides of an arch.



<b>Stud Partition</b>	Lightweight, sometimes non-load bearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement possibly as a result of mining activities, clay shrinkage or drainage problems.
Subsoil	Soil lying immediately below the topsoil, upon which foundations usually bear.
<b>Sulphate Attack</b>	Chemical reaction activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls, concrete floors and external rendering.
Tie Bar	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.
<b>Torching</b>	Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.
<b>Transom</b>	Horizontal bar of wood or stone across a window or top of door.
<b>Tread</b>	The horizontal part of a step or stair.
<b>Trussed Rafters</b>	Method of roof construction utilising prefabricated triangular framework of timbers. Now widely used in domestic construction.
<b>Underpinning</b>	A method of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
<b>Valley Gutter</b>	Horizontal or sloping gutter, usually lead or tile lined, at the internal intersection between two roofslopes.
<b>Ventilation</b>	Necessary in all buildings to disperse moisture resulting from bathing cooking, breathing, etc, and to assist in prevention of condensation.  <b>Floors:</b> Necessary to avoid rot, especially dry rot, achieved by airbricks near to ground level.  <b>Roofs:</b> Necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves.
<b>Verge</b>	The edge of a roof, especially over a gable.
<b>Verge Board</b>	Timber, sometimes decorative, placed at the verge of a roof; also known as a "Barge Board".
<b>Wainscot</b>	Wood panelling or boarding on the lower part of an internal wall.
<b>Wallplate</b>	Timber placed at the eaves of a roof to take the weight of the roof timbers.
<b>Wet Rot</b>	Decay of timber due to damp conditions. Not to be confused with the more serious "Dry Rot".
<b>Woodworm</b>	Colloquial term for beetle infestation; usually intended to mean Common Furniture Beetle, by far the most frequently encountered insect attack in structural and joinery timbers.

**APPENDIX D – STRUCTURAL ENGINEER’S REPORT**

Moadlock  
Romiley

Building Survey  
November 2017





# RHODES & PARTNERS

CONSULTING STRUCTURAL & CIVIL ENGINEERS  
GEO-ENVIRONMENTAL ENGINEERS  
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PRG-20936-002

21 August 2017

Dear

Structural Engineer's Inspection and Report at  
13 Moadlock, Romney, Stockport

Further to your recent instruction I confirm my structural inspection of this property on 18 August 2017 and report as follows on the two cracks in the external brickwork.

## 1.0 Observations

- 1.1 There is a stepped crack of maximum 4mm width below the front window in the right-hand side wall. The crack progresses diagonally down to the front from the underside of the window opening to the top of the damp proof course. The crack generally follows the brickwork joints but vertically fractures four bricks. The total wall length is approximately 13 metres.
- 1.2 There is a stepped crack of maximum 4mm width below the right-hand window in the rear wall. The crack progresses diagonally down to the left (as viewed from the rear). From the underside of the window opening to the top of the damp proof course. The crack generally follows the brickwork joints but vertically fractures a brick. The total wall length is approximately 13 metres. The crack has been filled locally but with no evidence of recent movement.
- 1.3 There was no visible evidence of any cracking to the inside skin at the locations of these two cracks.

## 2.0 Conclusion

- 2.1 The two cracks in the external brickwork (have almost certainly been caused by moisture movement of the brickwork in wall lengths greater than 12 metres (the usual recommended maximum length in a brick wall without providing a movement joint). This movement should have now virtually ceased as seen by lack of movement to the filling in the crack in the rear wall.

### 3.0 Recommendation

3.1 The two cracks in the external brickwork should be repaired by replacing the cracked bricks to match the existing and strengthening with 6mm diameter rebar or equivalent as attached data sheet TCS01 and repointing to match the existing.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Graham', with a horizontal line underneath.

Peter Graham 6Sc CEng MICE MIStructe  
For R Rhodes & Partners (Consulting) Ltd

Att. Data Sheet TCS01