

JOB REF: XXXX

ROOF REPORT

XXXX

XXX

Leicester
Leicestershire
LE3 XXX



FOR

XXX

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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XXXX

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INTRODUCTION AND INSTRUCTION

We have been instructed by XXXX to prepare an independent report on the main roof of the church.

We have carried out a visual inspection (non evasive) of the property on XXX. We thank XXX for guiding us around the property and his invaluable help.

The weather was sunny with some cloud at the time of the inspection.

We are Independent Chartered Building Surveyors and professional members of:-

The Royal Institution of Chartered Surveyors (RICS)
and

The Independent Surveyors and Valuers Association (ISVA).

Report prepared by:

XXXXXX

Chartered Building Surveyor and Chartered Builder

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

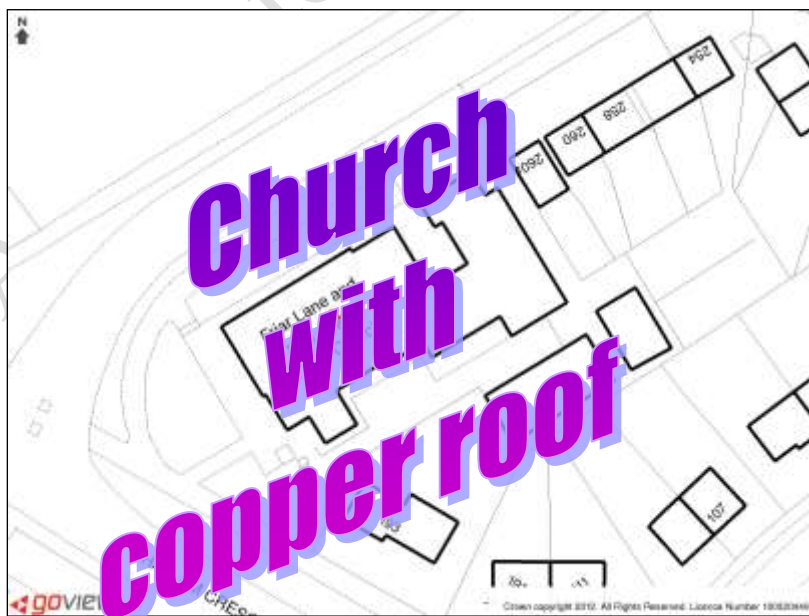
SYNOPSIS

We have been instructed to give guidance with regard to the main copper roof of the XXXXX. We have inspected this roof externally at roof level (via ladders) and have been shown the dampness staining internally which has been viewed from ground level.

We have been advised that there have been discussions with regard to replacing the main copper roof which have taken place over many years and that work has been carried out on a reasonably regular basis by a local builder Mr X

We understand that you have received various quotations over the years with regard to replacing the roof in a variety of materials with the latest estimates you advise (as of XXXX) being in the region of £50,000 to £60,000 (fifty to sixty thousand pounds) to replace the roof .

We will consider the aforementioned information and our specific findings with regard to the main roof and also look more broadly at the church as a structure as a whole and additionally we will consider other problems and issues we have found in other churches and other similar structures over the years that we believe are appropriate and will be of aid to you.



Location plan

XXXXX
Independent Chartered Surveyors

Marketing by: _____

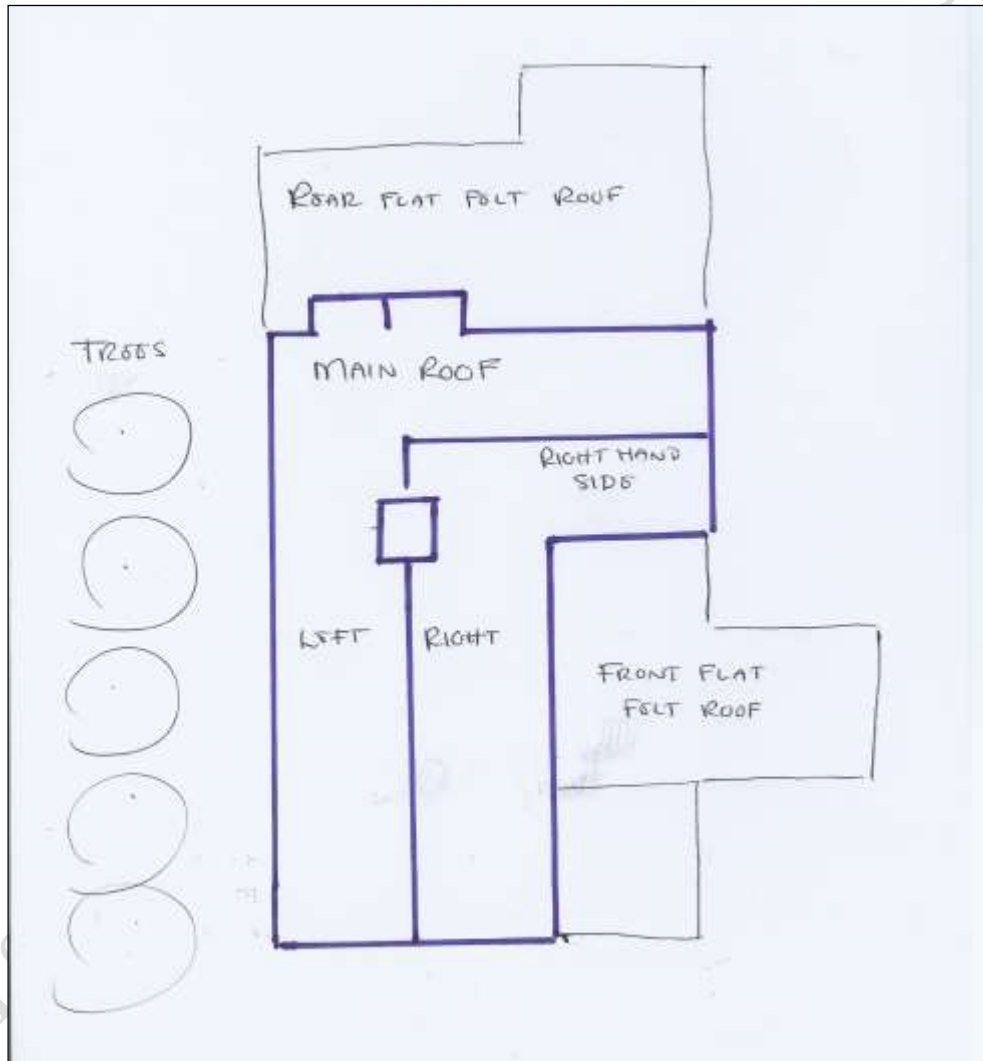
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ROOFS

The property has three roofs:-

- 1) Main inverted 'L' shaped copper roof
- 2) Front right hand side felt flat roof
- 3) Rear felt flat roof

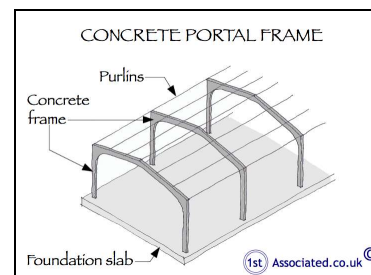


XXXX roof plan (please excuse the hand drawing)

CONSTRUCTION SUMMARY

The construction summary gives an overview of how the property is built.

Main Roof:	Shallow pitched copper finished roof over decking
Roof Structure:	Concrete portal frame to main property and traditional build to the remainder
Flat Roofs:	Single storey felt flat roofs to front right hand side and rear
Rear Roof:	Corrugated pitched Asbestos type roof with an adjoining flat roof
Gutters and Downpipes:	Cast Iron and Plastic
Walls Structure:	Concrete portal frame
Walls Fabric:	Flemish bond pattern brickwork and single glazing
External Detailing:	Single glazed windows within concrete frames
Foundations:	Not inspected – no opening up carried out.



Front View



Left hand side view



Right hand side view



View of main
roof and
steeple

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Internal

Ceilings:	Fibreboard ceiling main hall, plasterboard ceilings to the rooms inspected
Walls:	Predominately solid, painted wall onto modern gypsum plaster (assumed)
Floors: Ground Floor:	Concrete (assumed) solid underfoot with the main hall a suspended timber floor

We have used the term 'assumed' as we have not opened up the structure.

We have not inspected the services other than those mentioned in the report.

PHOTOGRAPHIC RECORD OF THE COPPER MAIN ROOF

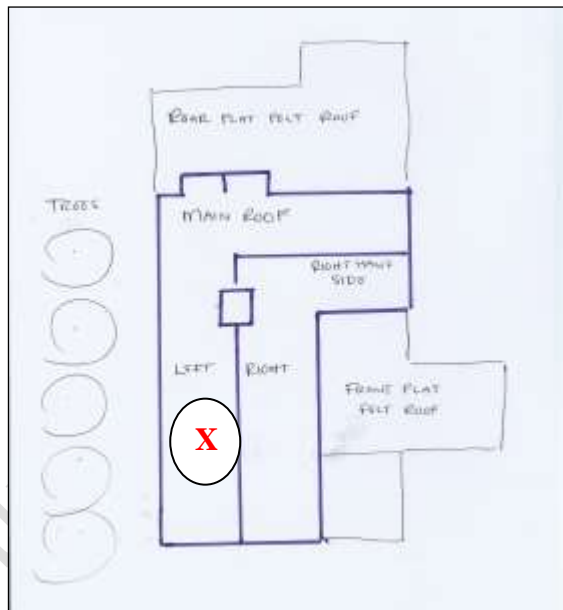
(All directions given as you face the property)

MAIN ROOF

Left Side



Left view left with trees



X marks position of Main Roof left side



Left side roof looking forwards



Left side roof looking towards rear

MAIN ROOF

Right Side



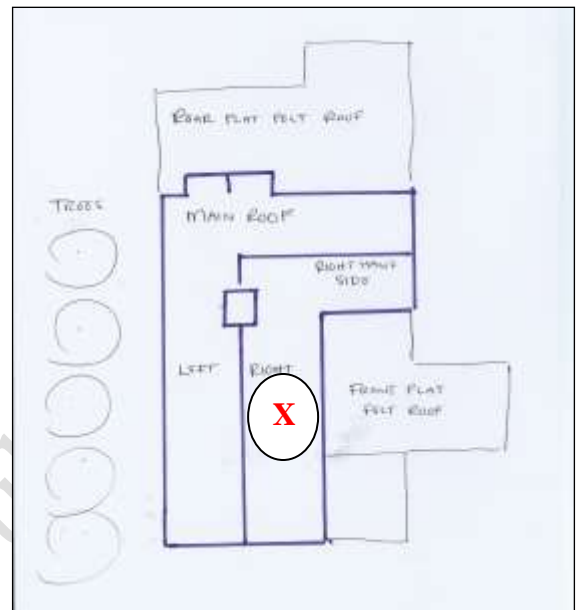
General view right side



Right side of main roof to the front



General view right side main roof
to the rear



X marks position of Main Roof
right side



Looking at steeple right side main
roof

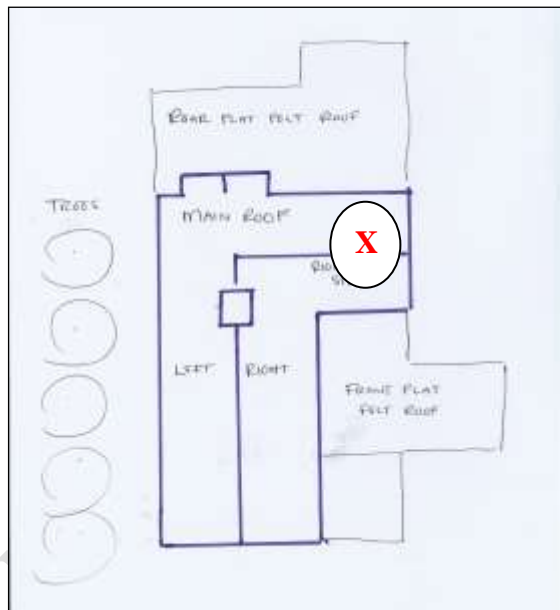
RIGHT HAND ROOF



Right side roof



Right side roof



X marks position of Main Roof
right side



Ladder accessed front right side
main roof

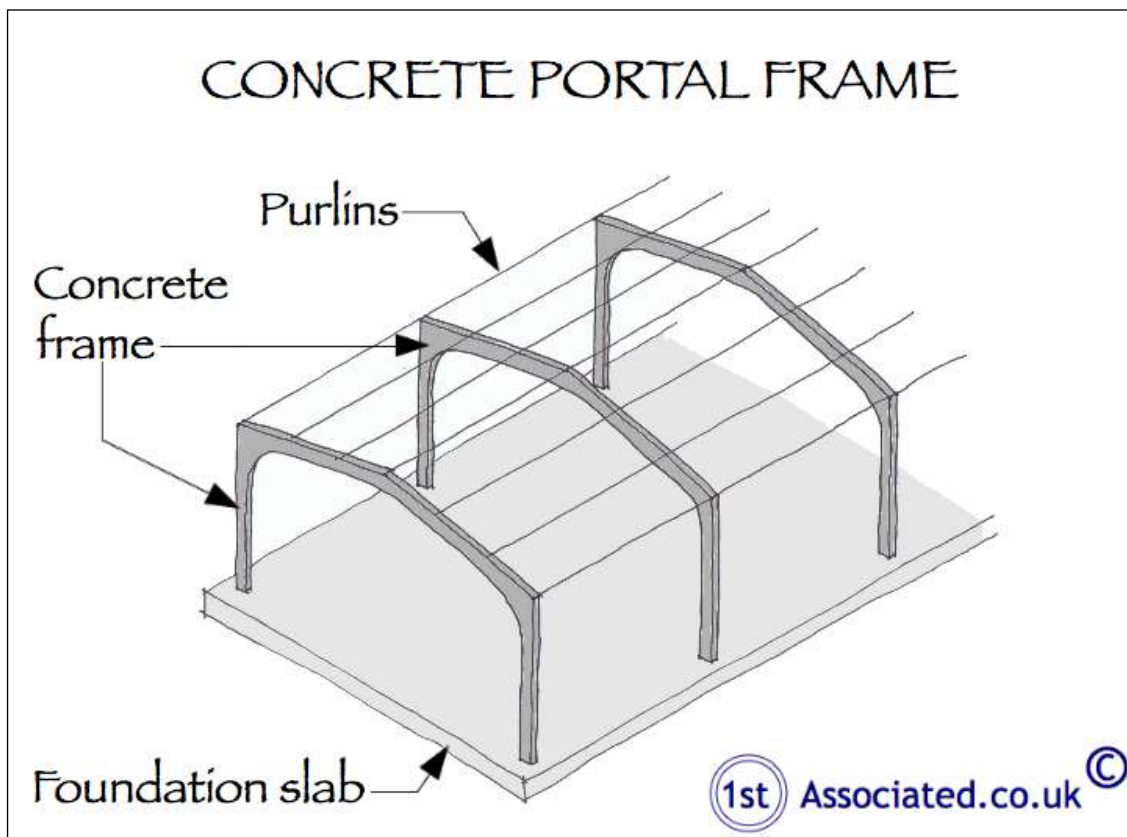


Internal corner right side roof



View of right side roof

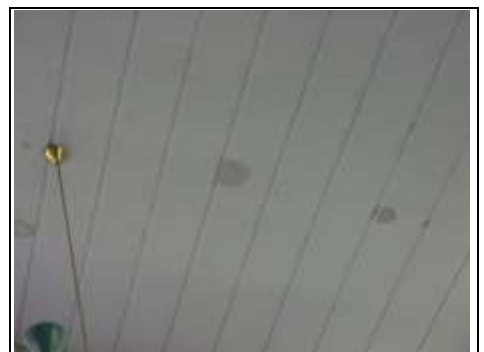
INTERNAL VIEWS OF MAIN ROOF



Internal view of roof



Close up of cold bridging



Close up of possible roof leaks or condensation, further investigation required

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. Here we give a summary of the problem and our various suggestions on how to solve it and all costs it relates to.

MAIN COPPER ROOF

Our recommendations are:-

1.0) Maintain the roof rather than replace the roof with professional repairs. We believe there is life still remaining in the main roof.

2.0) Improve safe access to the roof particularly on the tree side (to the left hand side, all directions given as you face the property) with regard to this maintenance by either:-

2.1) Purchase your own tower scaffold appropriate to the height of your building and add 'Eye' bolts.



Main copper roof



Scaffold tower

3.0) Ensure that all downpipes are able to run clearly and affectively. We recommend that the downpipes are cleaned.

3.1) Ensure all the outlets to both the main roof and the flat roofs have fully opened outlets (to allow the rainwater to drain away quickly rather than sitting on the roofs) and improved detailing.

4.0) **Cold bridging**

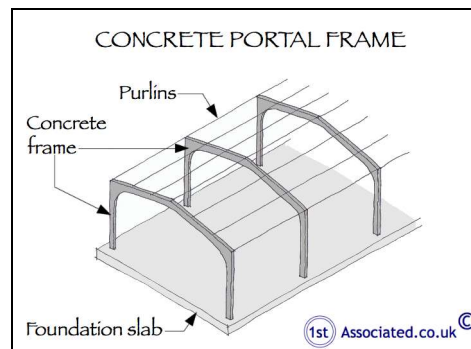
We have explained this in more detail later in the report.

We believe that staining internally is partly due to cold bridging on the concrete portal frame.

Cold bridging defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property.

We would recommend ventilation at high level to soffits to help reduce condensation in the main hall.



Close up of cold bridging

5.0) **Increase background heating**

We would recommend to reduce cold bridging increased background heating is added, you did at one time have high level heaters, we are advised that these are no longer in use.

We would also recommend re-instating the high level heating with a modern equivalent that should both help warm the property and reduce the cold bridging.



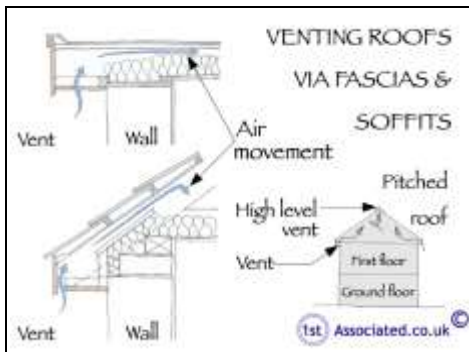
Air vent at rear
(high level electric heaters we were advised are not working)

You may also wish to install wall mounted lights at the same time to lower costs to replace the high level central lights (and improve Health and Safety Standards).

6.0) Ventilation

We recommend improving ventilation in the main hall by adding vents to the soffit boards. As we understand it the original timber fascias and soffits have been overclad with plastic.

When adding vents check the condition of the fascias and soffits as you may need to replace the fascias and soffits completely if the timber is rotten below.



Overclad soffit



Vented soffit



Fascias and soffits, add ventilation into fascias however we would never recommend overcladding existing fascias and soffits and ideally this should be replaced rather than what we believe to be stick on fascias and soffits

7.0) Is the main roof leaking at all?

We do believe that there are some leaks to the main roof as to some extent you should expect this on a roof of this age. However the main problem we believe is probably caused by wind driven rain or the extremities of weather for example snow. It could also be caused by the workmen going on the roof to carry out repairs without crawler boards and via ladders. Improving safe access should remove this issue.

VIEWS OF STAINING TO CHURCH CEILING



Concrete portal frame visible



Black staining to portal frame, cold bridging



Patch/spot staining to ceiling

We would divide the staining into two areas:-

- 7.1) Staining to the concrete portal frame known as cold bridging
- 7.2) Patch/spot staining which we believe is from the roof.

We consider this main roof requires an ongoing maintenance rather than re-roofing at the present time.

8.0) Redecoration

We recommend that the interior of the church is redecorated and the ceiling is monitored for any further patch/spot staining to monitor for leakage from weak areas of the roof.

FURTHER EXAMINATION AND OPENING UP OF STRUCTURE RECOMMENDED

We would recommend that once you have carried out the above work that we return to open up a section of the main ceiling; currently all we can see is fibreboard and we have read via the original drawings from the 1960s that 100mm insulation has been included which is quite advanced for the time this was built, for us to inspect and give advice. We are well aware that often drawings do not represent what was actually built.

We would then consider alternatives such as insulation internally although we do need to understand the property fully prior to this recommendation as we do not wish to cause additional cold bridging and condensation.

9.0) FLAT ROOFS

When we inspected the main roof we also crossed the flat roofs and we would comment that there are future problems with the flat roofs and we would recommend that the flat roof contractors are called back to view the flat roofs and make improvements. We appreciate this goes beyond our original brief but we did not believe we could walk over the flat roofs without commenting upon them.

We refer specifically to the flat roofs within the Appendices of this Report.

MAIN COPPER ROOF

The main roof on the property is a shallow pitched copper roof. In the following section we take a closer look at roof related issues with the property:-

1.0) To replace the main copper roof or not?

From what we could see the main copper roof is generally in average to slightly below condition for its age, type and style.

We believe the dampness that can be seen internally is a mixture of what is known as cold bridging and some roof leaks which are the spot/patch stains.

Cold bridging defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property.



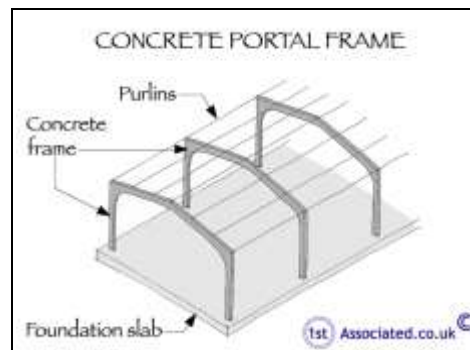
View of copper finished main roof



Patch/spot staining to ceiling



Cold bridging to portal frame and also to the ridge of the roof



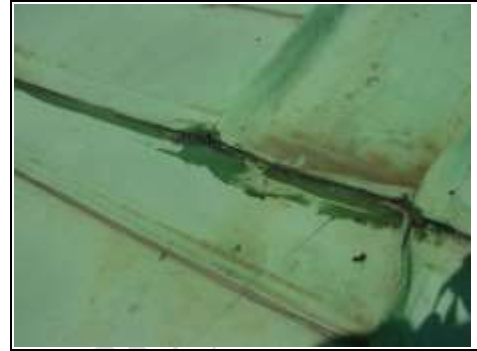
We can see that there have been some repairs to the joints with a variety of different qualities of mastics.

Mastic defined:

Mastic is a pliable waterproof filler material.



Repairs that have been carried out to the main roof



Close up of poor quality mastic repairs

Although the new jointing/mastic compounds will have been tested, from a surveying point of view the jury is still out until we have seen a product used for a good fifty plus years! We cannot therefore confirm one hundred percent that the new jointing/mastic compounds will work but from what we have seen they seem to have more flexibility than older jointing materials and as such should be able to accommodate the movement in a property.

You already have what are known as double locked standing seams and also slip expansion seams both of which were recently designed to accommodate movement in the structure.

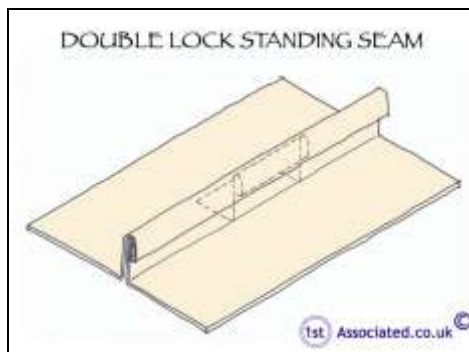
The main copper roof looks in reasonable condition, if anything we believe it has been damaged over the years by excessive access to carry out repairs that have been hit and miss.

1.1) Joints to copper roof

The main copper roof has a mixture of double lock standing seams which are vertical and slip seams which are horizontal.

1.1.1) Double lock vertical standing seams

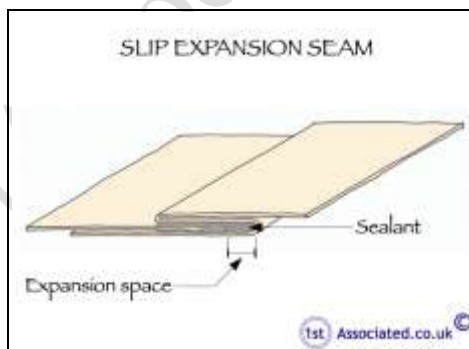
Double locking standing seam run vertically.



Vertical joints

1.1.2) Slip horizontal seams

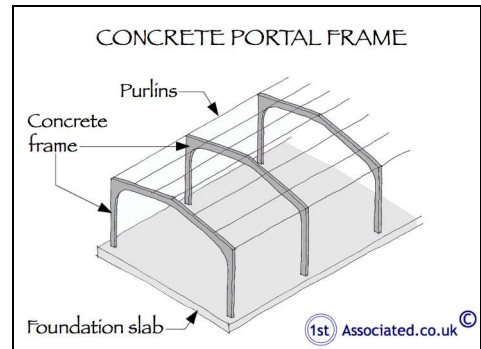
The slip seams run horizontally.



Horizontal lap joints

2.0) More information regarding the structure as a whole

Before we continue we need to explain more about the structure as a whole. The main central hall has a concrete portal frame and it is important to understand the type of structure you have as this affects how you deal with relating matters.



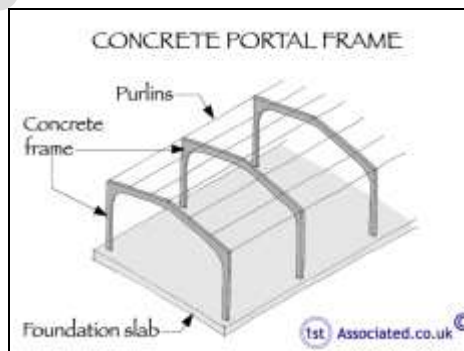
In summary the property is built on a structural frame which is known as a concrete portal frame, this type of structure we most commonly see in 1960s industrial buildings which are typically used for warehouses and other industrial uses and as such are not generally warmed up or have the humidity that occurs within a church. Effectively this means that the main whole structure is supported on the concrete portal structural frame.

2.1) Cladding

Between the structural frame there is brickwork and glazing which is a cladding. This is typical to protect the inside environment and do not take weight as a traditional building; for example in your house, this structure usually has perimeter walls that take the loading.



Portal frame left hand side



Portal frame right hand side

2.2) Single storey section

The single storey parts of the building act in a similar way to a typical house with the outside perimeter walls taking the weight. These areas are mainly covered with a felt flat roof.

2.3) Why is the type of structure you have important?

You have a concrete portal frame as shown in our sketches and as such is a colder element in the structure. Humidity/condensation is attracted to these elements of the structure which is known as cold bridging.

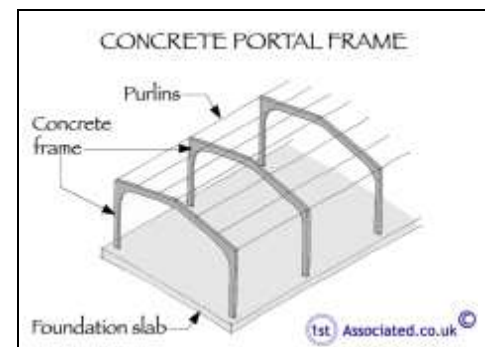


Cold bridging defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property.

Cold bridging to portal frame and also to the ridge of the roof

These cold elements then attract general dirt, dust, skin particles etc within the environment and then blackening occurs. This blackening we believe is therefore a result of cold bridging rather than roof leaks.



To reduce the cold bridging (it is very difficult to resolve unless we have full details of what the roof is constructed of and/or open up the roof and understand how you use the building) but in general this will involve:-

- 2.3.1) increase ventilation
- 2.3.2) review the way the church is heated
- 2.3.3) improve maintenance

Redecoration

We would also recommend redecoration as this will then allow you to establish which are new leaks and which are long standing leaks and also brighten up the church.

3.0) Air movement and ventilation helps to reduce cold bridging

Due to the way the building is being used it means that there is not a constant warm temperature within the building and there is sudden (relatively speaking) heating of the building and increased humidity during the course of your services which results in condensation to the colder elements of the structure i.e. the concrete frame.



Front high level air vent



Air vent at rear
(high level electric heaters we
were advised are not working)

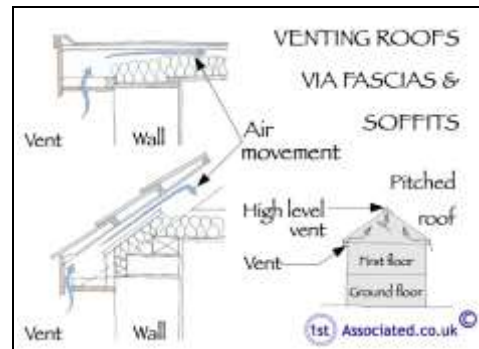
The addition of insulation will help this but it does need careful consideration.

4.0) How much air circulation does an air vent give?

We were pleased to see that four vents have been added two to the front of the church and two to the rear. The vents whilst they improve matters do however give relatively small amounts of ventilation in the area and this ideally should be increased.

No doubt you would be surprised to find that a three by nine inch air vent, due to the way the air vents are produced, gives approximately one inch square of air circulation. We therefore believe that high level air ventilation needs to be increased.

ACTION REQUIRED: We would recommend additional vents are added at high level and in addition to this we would also recommend that the fascias and soffits have vents added too.



5.0) Overcladding

We believe that the fascias and soffits have been overclad which is not ideal vents need to be added as shown in our sketch.



ACTION REQUIRED: Vents need to be added to the overcladding which has occurred to the fascias and soffits. Please see our article on over cladding and cold bridging in the Appendices.

Fascias and soffits, add ventilation into fascias however we would never recommend overcladding existing fascias and soffits and ideally this should be replaced rather than what we believe to be stick on fascias and soffits



6.0) Are some of the stains from a leaking roof?

Undoubtedly, some of the stains may be from a leaking roof. The photographs below are examples of the sort of staining from a leaking roof.



Staining to the roof



Spot/patch staining to the roof

The damp staining to the fibre tiles we believe relates to dampness coming in through the roof. Unfortunately their location internally does

not represent necessarily where the dampness is coming in externally therefore any contractor that looks to resolve the dampness problems needs to investigate the roof as a whole to resolve any problems.

7.0) Old roofs require maintenance

There is an argument that any older roof will require maintenance and there will be a point in time when the cost of maintenance is so expensive that it would be better to renew the roof than carry on spending money on maintenance.

However in this instance renewing the roof will bring in itself many difficult issues for example:-

- 7.1) how much load is the existing roof structure capable of taking?

Effectively a roof acts in a very similar way to a large sail as well as taking the weight loadings of rainwater, snow

and people standing on it to maintain the roof it also takes wind pressure.

- 7.2) with the increased value of precious metals such as copper the large exposed main roof may be subject to vandalism/theft.
- 7.3) accessing the roof from a Health and Safety point of view and also the requirement to ensure that any rainwater does not get in and damage the structure could mean an expensive bill with regard to scaffolding.
- 7.4) A new roof does give the opportunity to add better walkways and access areas but equally these could be added to the existing roof.

ACTION REQUIRED: We would therefore propose that you continue maintaining the roof but improve access and also improve the roof detailing.

8.0) Roofs need improved detailing - what do we mean by roof detailing?

We can see that there are several issues that are resulting in the roof having problems that could be resolved. We list these as:-

- 8.1) Depth of the guttering is within the copper roof and ideally we would prefer to see a deeper guttering but this is very difficult to change without changing the appearance of the property. We believe that problems occur when the guttering has blockages.



Downpipe outlet is still too small

We can see that the guttering has been altered over the years and as such the openings in the downpipes are not as wide as they should be.

We would also recommend more regular clearing of gutters.

ACTION REQUIRED:

Open up the downpipes to the full width to meet the internal gutters and have more regular clearing of gutters.



View from the main roof

ANTICIPATED COST: In the region of £500 to £1000 (five hundred to one thousand pounds); please obtain quotations.

8.2) Protect guttering on the roadside from the trees.

We recommend discussions with the Local Authority to see if they will maintain the trees more frequently, the trees are now higher than the church and as such any leaves etc will land in your guttering.



Trees higher than the Church on the left hand side



Greening of brickwork to the left hand side

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The greening of brickwork to the left hand side is believed to be caused by overflowing gutters and, in our opinion, is likely to have been partly due to lack of sunlight caused by nearby trees

- 8.3) Acquire your own scaffold tower to allow access at high level for maintenance contractors to carry out work and for you to check that the work has indeed been carried out. The term “fiddler on the roof” can be very true! Fixing ‘Eye’ bolts will also be required to secure high level tower scaffolding.



Tower scaffolding

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SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

We believe that at the present moment you would be better repairing the existing roof and extending its life rather than replacing the roof. We believe that you can improve the standard of maintenance on the roof by improving the safe access to the roof. We believe that the primary cause of the darkening internally is condensation/cold bridging.

We would recommend redecorating the interior which will allow you to see if there are any new roof leaks or whether these are old and dated.

We are continuing further investigation with regard to finding other churches that have had copper roof replacements and copper roof problems so we can put together best information and best practice on this subject.

We would like to return to open up the roof internally to see exactly what the construction is.

Please be aware that damage is being caused every time the roof is being accessed and suitable crawler boards are needed to be used together with improved safe access would help this. We believe the best way to do this is for the church to provide this for anyone that goes onto the roof and/or your regular builder to obtain them.

We refer you to the additional section with regard to the flat roofs.

XXXX
Leicester, Leicestershire. LE3 XXX

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed! Please do not hesitate to contact us on

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APPENDICES

FURTHER INVESTIGATION IS STILL BEING CONTINUED

FLAT ROOFS

FACILITIES

INSPECTION

SURVEY FINDINGS

TIME LINE

ESTIMATE OF COSTS

PHOTOGRAPHIC RECORD OF ROOF REPAIRS

LOCATION MAPS

ARTICLES:-

- 1.) Condensation and Cold Bridging.
- 2.) Problems with cap over or overlaid fascias and soffit boards

LIMITATIONS

FURTHER INVESTIGATION IS STILL BEING CONTINUED

We are currently looking for other churches with flat roofs that have replacements in recent years and having discussions with them as to best practices and their findings from having their property re-roofed.

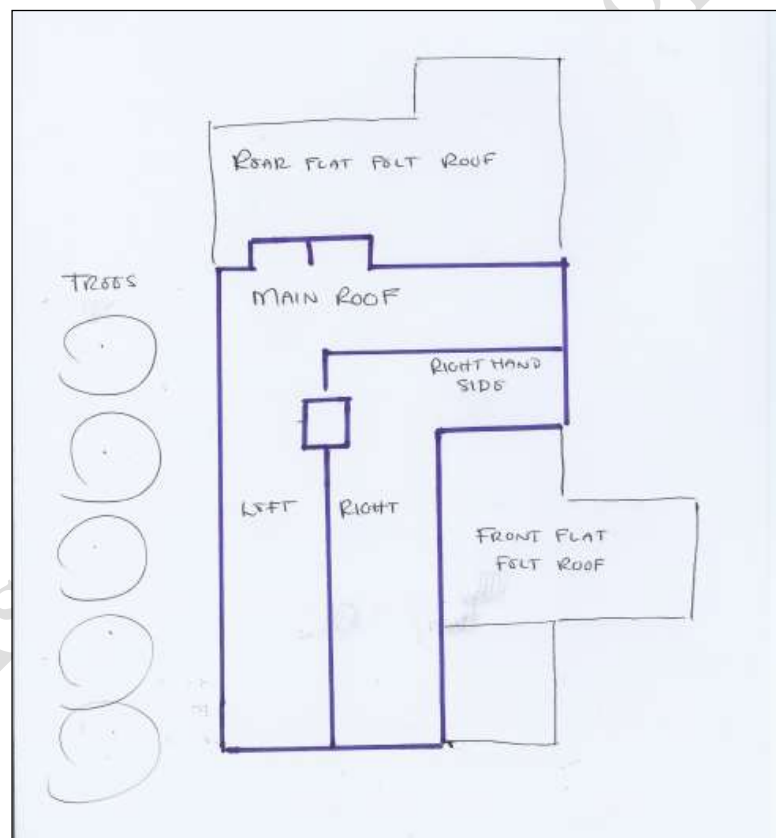
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FLAT ROOFS

Whilst our brief did not cover the flat roofs we do feel that it would be inappropriate of us not to comment having walked on the flat roofs.

We have divided these into:-

- 1) Front flat felt roof
- 2) Rear flat felt roof



XXXX roof plan
(again please excuse the hand drawing)

We feel that we should mention the flat roofs which are, in our opinion, too flat and are experiencing ponding. Flat roofs should be clear of all rainwater relatively shortly after rainfall and in this instance ponds of rainwater are sitting on the flat roofs. This ponding indicates to us that the falls were not correctly laid originally.



Excessive ponding front right hand side flat roof

We also note that the outlets from the flat roofs have been reduced by the way the felt has been inserted into the flat roofs.

ACTION REQUIRED: We recommend discussions with the original roof contractor as to the fall on the roof and we would also recommend that the outlets are opened up properly and given access to the downpipes as well as the downpipes having rodding eyes added.

Felt flashings

The perimeter of the flat roofs have a felt flashing and we would much prefer to see a lead flashing although we are aware there can be problems with precious metals being stolen.



Felt flashing

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

ACTION REQUIRED: Ideally we would recommend that all the felt flashings are replaced with lead flashings but we believe that as you have a relatively new felt flashing you should leave it in place until work is required in the next five to ten years.

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INSPECTION

Our inspection has been specifically related to the main roof issues detailed below.:

Visual Inspection

Our inspection has taken the format of a visual inspection:

1. External of the property of the
 - i. front
 - ii. rear
 - iii. left hand side
 - iv. right hand side (close up access not available)

We have had the benefit of a x 16 lens on a digital camera

2. Internal of the property

Please note we have not viewed all of the rooms and have viewed the following:-

Ground Floor

- i. Main hall
- ii. Function rooms under the flat roofs
- iii. One of the offices
- iv. Crèche
- v. Catering facilities
- vi. Entrance lobby

3. Surrounding areas

- i. front area
- ii. left hand side
- iii. rear area

SURVEY FINDINGS

A brief summary of what was found.

1. From our visual external inspection we noted:
 - i. roofs – see report
2. From our visual internal inspection we noted
 - i. ceilings - see report

Note; we have not moved furniture or fixtures and fittings.

The full areas inspected are identified within the inspection part of the report and this should show anything in this section

Time Line – A brief history of the structure

This has been based upon an email on XXX received from XXXX

DATE	DESCRIPTION
Approximately XXX	Date first noticed staining to the church ceiling
Approximately XXX	XXX replaced two sections of copper.
Approximately since XXXX	Staining to the church ceiling has gradually increased
Approximately since XXXX	Staining to the church ceiling has increased more. Photographs taken to record staining
Two or Three times a year	XXXX clears and checks all gully's and gutters as well as inspecting roof for splits and other detrimental signs.
Regularly after heavy rain	Checked internally after periods of heavy rain once area has had time to dry out
From XXXX to XXXX	Each year some remedial work has been carried out to the roof especially to joints as deemed necessary. XXXX giving guarantees for work being watertight for at least three years as resin formulas are increasingly improved.

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

PHOTOGRAPHIC RECORD OF MAIN COPPER ROOF REPAIRS

The following photographs are a photographic record of main copper roof repairs taken on XXXX.

REPAIRS TO MAIN COPPER ROOF



Mastic repairs to main roof internal gutter



Repairs to main roof right hand side



Close up view of repairs to main roof right hand side



Poor quality mastic repairs



Example of painting over the joint rather than opening it up and carrying out a repair



We noted areas of repair but no visible signs of problems



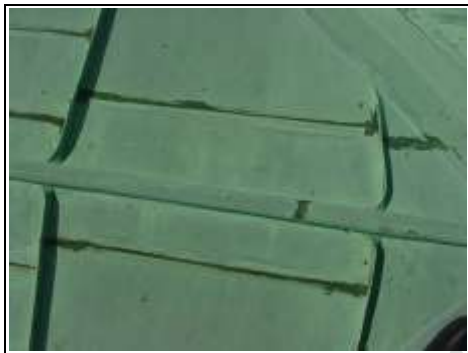
Close up of main copper roof



Original seals starting to deteriorate



Seal missing



Repairs to ridge



Internal gutters are relatively clean and show that there is a fall and no ponding within them (unlike your flat roofs)

PHOTOGRAPHIC RECORD OF FLAT ROOF REPAIRS

The following photographs are a photographic record of flat roof repairs

Flat roofs:-

- 1) Front flat roof
- 2) Rear flat roof

and

- 3) Flat roof repair features

FRONT RIGHT HAND SIDE FLAT FELT ROOF

The right hand side consists of one large flat felt roof and a smaller flat roof



General view showing ponding



Ponding on flat roof



Excessive ponding and rainwater in internal gully



Smaller flat roof which is a slightly higher section

XXXXX

Independent Chartered Surveyors

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XXXX

REAR FLAT ROOF



Rear flat roof general view



Rear flat roof showing internal gutters blocked and ponding

REAR CORRUGATED ASBESTOS TYPE ROOF WITH AN ADJOINING FLAT FELT ROOF



Partly flat roof partly corrugated asbestos roof



Flat roof



Asbestos roof. We believe that you have had an Asbestos Report carried out on the property as a whole



Rainwater sitting in internal gutter



Blockage causing rainwater to sit in internal gutter

XXXXX
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HOW DOES THE RAINWATER DISCHARGE FROM THE ROOFS?

MAIN COPPER ROOF

The main roof discharges rainwater onto the flat roofs via cast iron downpipes.



Cast iron downpipe

Internal gulley's left and right hand side

On the left hand side the internal gulley's are affected by the trees.



Gulley's

Trees close by

Generally the gulley's (where we could see them) were clear indicating that there is a good fall present however on the left hand side of the property it is no doubt affected by debris from the trees.

RIGHT HAND SIDE FLAT ROOF

There are limited falls to these gulley's and the outlet has been restricted.



Rainwater sitting on the roof and in the gulley's



Outlet restricted

REAR FLAT ROOF

Rainwater is able to sit in the internal gulley's to the rear flat roof



Rainwater sitting in internal gulley



Rear flat roof gulley left hand corner which we unblocked during the course of our survey

REAR CORRUGATED ASBESTOS TYPE ROOF WITH AN ADJOINING FLAT FELT ROOF

The rear corrugated asbestos type flat roof has a newish profile shaped plastic gutter.



Newish profile shaped plastic gutter

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LOCATION MAPS

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LIMITATIONS

Specific Defects Report

1. Conditions of Engagement

Please note: references to the masculine include, where appropriate, the feminine.

Subject to express agreement to the contrary (which in this particular case has been none) and any agreed amendments/additions (of which in this particular case there have been none), the terms on which the Surveyor will undertake the Specific Defects Report are set out below.

Based upon a visual inspection as defined below the Surveyor will advise the Client by means of a written report as to his opinion of the visible condition and state of repair of the specific problem or problems only.

2. The Inspection

a) Accessibility and Voids

The Surveyor will base this report on a visual inspection and accordingly its scope is limited. It does not include an inspection of those areas, which are covered, unexposed or inaccessible. Our visual inspection will relate to the specific defects shown to us only.

b) Floors

We have not opened up the floor structure. We have only carried out a visual inspection and any conclusions will be based upon our best assumptions. We can open up the floor if so required at an extra fee.

c) Roofs

The Surveyor has had limited access to the roofs.

d) Boundaries, Grounds and Outbuildings

The inspection will not include boundaries, grounds and outbuildings unless specifically stated (none stated).

e) Services

No services inspected.

f) Areas not inspected

The Surveyor will have only inspected those areas identified within the report. His report will be based upon possible or probable defects based upon what he has seen together with his knowledge of that type of structure. If you feel that any further areas need inspection then please advise us immediately.

g) Specific Defects Report

As this is a report upon a Specific Defect we do not offer any comment or guidance upon reactive maintenance and/or planned or routine maintenance items.

h) Whilst we have used reasonable skill and care in preparing this report, it should be appreciated that the Chartered Surveyors cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration;

3. Deleterious and Hazardous materials

a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However the Surveyor will advise in the report if in his view there is a likelihood that high

alumina cement (HAC) concrete has been used in the construction and that in such cases specific enquiries should be made or tests carried out by a specialist.

4. Contamination

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

- a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions, which require statutory consents or approval the Surveyor will not verify whether, such consents have been obtained. Any enquiries should be made by the Client or his legal advisers.

Drawings and specifications will not be inspected by the Surveyor. It is the Clients responsibility to forward any drawings and specifications that he has or knows the whereabouts of to us to include information in our report. If these are not forthcoming we will make our best assumptions based upon the information available.

- c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition its use or intended use is or will be unlawful.

6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

7. Restrictions on Disclosures

- a) This report is for the sole use of the Client in connection with the property and is limited to the current brief. No responsibility is accepted by the Chartered Surveyors if used outside these terms.
- b) Should any disputes arise they will be dealt with and settled under English law;
- c) This report does not fall under the Third Parties Rights Act.

8. Safe Working Practices

The Surveyor will follow the guidance given in Surveying Safely issued by the Royal Institution of Chartered Surveyors (RICS).