Colin Gamble & Associates
Consultants ltd

Engineers Inspection Report

Inspected by:	**Colin Gamble B.Eng, MIEI.** **CGA Consultants Ltd** **16 South Main Street,** **Naas,** **Co. Kildare.**
Date of Inspection:	**Sunday 10th February 2019**
Requested by:	**Joe Bloggs**
Property Address:	**123 The House, Naas, Co. Kildare**

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CGA, 16 South Main Street, Naas, Co. Kildare

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A. GENERAL INFORMATION

A1. Name of Client

Joe Bloggs

A2. Address of Property

123 The House, Naas, Co. Kildare

A3 Date of Inspections and Weather Conditions.

Date: Sunday 10th February 2019
Weather: Dry

A4 Clients Brief

Colin Gamble & Associates Consultants Ltd were requested by Joe Bloggs to carry out a pre-purchase inspection of the above-mentioned property. This survey was required to record the current condition (by visual inspection only) of the property.

A5 Use of this Report

This report is for the private and confidential use of Joe Bloggs and is not to be reproduced in whole or in part or relied upon by any third party for any purpose without the expressed and written authority of CGA Consultants Ltd. Its purpose is to record the current condition of the property on Sunday 10th February 2019.

B. INTRODUCTION

B1 Introduction

The property is located at 123 The House, Naas, Co. Kildare.

B2 Scope of Survey

As stated previously this survey was conducted to record the visual current condition only of the property on the day of the inspection. Invasive measures were not utilized and would not be utilized on foot of the findings from this Engineers Inspection Report. Our client requested us to conduct this survey as an Engineers Inspection Report in order to report on the general condition of the property. The property is located at 123 The House, Naas, Co. Kildare.

B3 Survey Procedures

The survey took the form of a visual inspection only.

B4 Restrictions during Survey

Our inspection of the property was a visual inspection only to those areas accessible to ourselves. These areas are namely as follows:

The interior habitable accommodation of the property.

The exterior of the property as viewed from ground level.

It should be noted that no items / objects such as furniture etc. were removed or uncovered throughout the survey. Coverings such as wallpaper, carpet, floor boarding or ceiling cladding were not removed.

C. DETAILS OF SURVEY

C1 General Description of Property

Description of Property
This property is a two-storey terraced house.

Water supply
Mains supply

Wastewater Systems
Mains supply

Types of Construction:

Walls:	Masonry construction
Floors:	Mix of suspended timber and solid concrete ground floors and suspended timber first floors.
Windows:	UPVC windows

C2 INTERIOR SURVEY

2.1 Basement level entrance hall

- Leaks were noted from the ceiling at the basement level entrance hall. These leaks are from the junction of the entrance steps to the front door and the area underneath. The client is advised to obtain the services of a general contractor to seal these sections and to replace any effected plaster and timber work. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. Photograph 1 and 2

2.2 Under section of stairs

- The under section of the stairs would appear to be best suited as a storage area however, the client is advised that the levels of moisture noted in the walls and floor here are relatively high. These levels of moisture could be addressed by installing a chemical damp proof course. Any rendering of the walls should be completed with a lime-based render that allows for the historical construction of this wall to migrate water up and down and allows the walls to breath. Photograph 3

2.3 External walls at basement level

- Moisture readings approaching 1.5% were noted in many of the external walls at basement level on the internal side. Although this property would be expected to have a higher moisture reading in the external walls than a modern construction due to the fact that dwellings constructed in this era were constructed with a design philosophy that moisture would rise and drop on the external walls. We would advise the client to insert a chemical damp proof course and an appropriate internal lime-based render to promote the preservation of the wall and extend the lifetime of the wall. This is a commonly completed task on buildings of this type in the Naas area. Photograph 4 and 5

2.4 Bedroom to left-hand side as one enters basement level hallway

- Cracking was noted at the junction of the ceiling and the walls and water ingress is most likely due to water traversing through the chimney. The client is advised to allow for the sealing of the flashing at the chimney and to allow for localised reparation works to any affected plaster work and timber. The

client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. Photograph 6 and 7

2.5 Reading room area at basement level

- Leakage was noted from the floor above which has permeated into the reading room area. The client is advised to obtain the services of a general contractor to repair the leak from above which has most likely emanated from one of the flashings. The client is advised to allow for localised reparation work to any affected timber and plaster work. Timber rot may be present at this location. If this is confirmed the affected timbers should be removed Photograph 8

2.6 Living room at basement level

- Structural cracking was noted on some of the support walls in the living room at basement level. Some of the cracks were noted as having a magnitude of up to 4-5 millimetres in diameter. It is unlikely that structural failure will occur however, the client is advised to monitor this structural crack. If propagation of the crack does occur, reinforcement would be required at this location. The client is advised to note that the property has been in situ for quite some time and structural failure is most unlikely. Photograph 9
- A retrospective wood burning stove was noted in situ. The client is advised to obtain confirmation from the vendor that the correct flue liner has been installed to cope with the high gas temperatures produced by the stove when it is operated. Photograph 10
- Thermal cracking was noted on the chimney breast as a result of the high temperatures. This is most likely due to the heat radiating from the flue. Photograph 11
- The client is advised to seal the junction of the flue with the manifold. Photograph 12

2.7 Conservatory to the rear

- The client is advised to obtain a Certificate of Compliance/Exemption with the Planning and Building Regulations for the glass conservatory extension to the rear. Photograph 13
- The conservatory roof is poor and should be replaced as signs of water ingress were noted. Photograph 14
- Evidence of rising damp was noted on the external conservatory wall which would appear to be the original boundary wall. Photograph 15

2.8 Protected Structures of Kildare County Council

- The client is advised that 123 The House, Naas, Co. Kildare is recorded on the Protected Structures of Kildare County Council. As such we would advise the client to ensure that the appropriate certificates are in place for the addition of any structures including the glass conservatory. Photograph 13

2.9 Bedroom on basement level on right-hand side as one enters from the front door

- Evidence of rising damp was noted on the walls. Photograph 16

2.10 Bedroom windows

- In the interests of fire safety, the client is advised that the security precautions are removed from the bedroom windows. Photograph 17

2.11 Basement hallway leading onto the garage

- Multiple leaks were noted in the basement hallway ceiling that leads onto the garage/storage area to the side of the dwelling. These leaks correlate with the valley that has been constructed above and joins the roof of the dwelling and the roof of the storage area. The client is advised that this valley is re-designed and re-laid. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. Photograph 18, 19, 20 and 21

2.12 Heating system

- The heating system activated on the day of the survey and the boiler appeared to work well. The boiler appeared to be a relatively new entity. We would advise the client to seal the exhaust flue from the boiler with the ceiling to avoid the build-up of carbon monoxide in the boiler room. Photograph 22
- The client is also advised that the actuator valves are anchored appropriately to the wall to avoid failure of same. Photograph 23
- It was noted that the basement level and ground floor radiators reached acceptable temperature within one to two hours. The radiators on the second

floor did not warm up quickly. The client is advised to allow for flushing out of the systems and possibly de-zoning the systems. The capacity of the boiler may also require reviewing to allow for greater heat output. Photograph 24

2.13 Domestic hot water system

- It would appear that there is a separate cylinder on each level for the domestic hot water system. The client is advised to consider replacing the separate hot water cylinders on each level with a single high efficiency domestic hot water system complete with solar heating panels or air to heat pump. Photograph 25 and 26

2.14 Electrical system

- The electrical system would appear from a visual survey to be separated into two circuits. One circuit appears to be for the basement level and a circuit for the ground and upper floors. Both systems require overhauling. The circuit fuse box for the ground floor would appear to have previously overheated and is showing signs of compromised components due to excessive heat. The client is advised to have this replaced. Photograph 27
- The electrical system on the ground and upper floor is governed by ceramic fuses and old wiring systems. We would advise that this is replaced in its entirety. Photograph 28 and 29

2.15 Ground floor hallway

- Structural cracking was noted on the ground floor hallway. Structural failure is unlikely due to the age of the property and the time that the property has existed however, we would advise the client to monitor same. Photograph 30

2.16 Living room ground floor

- A stove has been retrospectively installed in the living room. The client is advised to obtain confirmation from the vendor that the correct flue liner has been installed to cope with the high gas temperatures emitted by the stove when in operation. Photograph 31

2.17 Windows

- The windows on the basement, ground and first-floor are showing signs of decay in several sections and should be overhauled. This building is a protected structure and therefore the client should seek consent from the planning authority, protected buildings department in order to progress same. Photograph 32, 33 and 34
- It was noted that decay has set in to some of the window sections where the ballast is maintained. This should be repaired however, this should be repaired under the consent of the planning authority, protected buildings department. Photograph 35 and 36

2.18 Rear living room on first floor

- A mediocre draft was noted from the fireplace. The client is advised to have the chimney cleaned out and checked for obstruction prior to lighting. The firewall was also noted as being cracked. This should be sealed with a fire-based mortar system. Photograph 37 and 38
- Overhauling is required on the rendering at ceiling level. Photograph 39
- It was also noted that some of the timber at base level of the fireplace has decayed. This is most likely due to water ingress at the chimney stack level and migrating southward. We would advise that this point of entry of the water at the chimney is resolved and that all effected timber and plaster work is resolved. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. Photograph 40

2.19 Ground floor

- The client is advised that deviations were noted on the ground floor level however, structural failure is not anticipated as this is most likely due to settlement of the floor. Photograph 41

2.20 Drawing room facing the back garden

- The client is advised to replace the flooring surface in this room as the flooring surface has been compromised in areas. Photograph 42
- The ceiling in this room also requires overhauling. Photograph 43

2.21 Second floor hallway

- Cracking was noted at the junction of the stairs stringer and the wall. The cracking is most likely due to movement of the stairs away from the wall as the canter lever effect takes place over time. The canter lever effect is the leaning away of the stairs from its anchoring point at the wall. The client is advised to consider re-anchoring the stairs in the medium term. Structural failure is not expected in the short term. Photograph 44

2.22 Second floor

- Multiple structural cracks were noted on the load bearing wall on the second floor. This is most likely due to the roof being supported directly onto these walls. Structural failure is unlikely although the client is advised to monitor same. Photograph 45 and 46

2.23 Second floor shower

- Water egress was noted from the shower. The client is advised to allow for the removal of the tiles and the localised reparation works to the affected timber and plaster work. Photograph 47

2.24 Fire and carbon monoxide

- The client is advised to install hardwired fire and carbon monoxide alarms into all bedrooms and common areas. Photograph 48

2.25 Second floor bathroom

- The second-floor bathroom showed signs of decay in the timber behind the toilets. The client is advised to remove and replace all of this timber work. Photograph 49

2.26 Chimney area on the second floor

- Moisture traversing southwards was noted at the chimney locations at the second floor. The client is advised to obtain the services of a roofer to seal the

junction of the flashings and the roof and to address any localised affected timber and plaster work. The client is advised that timber rot may be present at this location. If this is confirmed the affected timbers should be removed. Photograph 50

2.28 Attic

- Access to the attic was obtained via a access port in the ceiling. Access to the entire roof was restricted due to the construction of the roof. However, the writer did note that that a new breathable member had been placed in situ over the timbers and was allowing sufficient cross ventilation of the timbers. The moisture level in the timbers was noted at 13.1% which is considered acceptable. The client is advised to allow for increased cross ventilation to promote the life span of this roof. Additional horizontal reinforcement should be considered in the future as the roof ages. Photograph 51 and 52
- Sections of the mortar pointing will require addressing on the chimney as the mortar has decayed over time. Photograph 53
- The client is also advised to insulate the water tanks as they are located in an uninsulated area. Photograph 54
- Asbestos was not noted in the property on the day of the survey. However, due to the age of the property asbestos may be located in the property in a location that was not accessible to or visible to the writer on the day of the survey. If asbestos is noted during renovation works then it should be removed by a qualified, competent contractor.

C3 EXTERIOR SURVEY

3.1 Front externals

- In general, the front brick façade from a visual inspection from the ground, would appear to be in good condition. Sections of the detailing at the brick soffit level will require re-pointing and all flora requires removing. Flora will absorb the moisture from between the bricks and will cause the mortar to fail. Photograph 55 and 56

3.2 Porch

- The underside of the porch ceiling requires replacing at the door as the timber here has decayed. Photograph 57

3.3 Services

- Multiple examples of the surface water and the foul water were noted to be mixing throughout the property on the day of the survey. The client is advised to separate these into their respective networks, both of which are available on the property. Photograph 58

3.4 Soffits and fascia

- The client is advised to overhaul the sections of wooden areas on the soffits and fascia. Photograph 59

3.5 Storage units to the rear

- The client is advised to obtain a Certificate of Compliance/Exemption with the Planning and Building Regulations for the storage units to the rear. Photograph 60

3.6 External rear

- The boundary wall was noted to be compromised in sections. Sections of this boundary wall to be reinforced. Photograph 61
- The junction between the two pitched hipped rooves should be sealed by a suitably qualified roofer. Photograph 62

3.7 Roof

- It would appear that the roof on the left-hand side as viewed from the rear elevation has been re-tiled recently and appeared to look newer than the tiled section to the right-hand side. Deviations were noted on the slope lines of the left-hand side roof which is most likely due to settlement over time. Photograph 63
- Sections of the soffits and fascia on the roof on the right-hand side which is adjoining the semi-detached property connected to same requires overhauling. Photograph 64

3.8 Rear elevation wall

- Structural crack was noted on the rear elevation wall. The structural crack has permeated through to the interior. The client is advised to monitor same. Structural failure is not expected due to the length of time that this property has been in situ. Photograph 65 and 66

3.9 Flat roof over porch

- The flat roof was viewed from above the porch area and water was noted to be ponding on same. We would advise the client to alter the slope on the roof to promote water runoff and to prevent water ingress into the property. Photograph 67

3.10 Planning and Building Compliance

- It would appear that the top-level bathroom is a retrospective addition. The client is advised to obtain a Certificate of Compliance with the Planning and Building Regulations for the installation of same if it transpires that this bathroom was indeed a retrospective addition.

3.11 Drainage

- Some of the surface drainage was noted as having high levels of water. The client is advised to obtain the services of a CCTV company to unblock these drains. Photograph 68

D CONCLUSION

In general, no structural failings of the walls and rooves were noted on the day of the survey. It was noted that the roof has been recently re-felted and the felting would appear to be breathable which accounts for the cross ventilation in the attic. Areas of damp noted would be expected in a building of this age and will require attention. The electrical system is functioning and requires attention in the medium term. All of the items in Section 2 of this report should be evaluated and addressed. We note that the house is currently liveable and as such did not pose any immediate restrictions on health and safety grounds.
The client is advised to note that many of the walls in the property were wallpapered and as such obstructed the writer from viewing any structural cracks that may be located behind the wallpaper on the walls on the day of the survey.
Areas where leaks have occurred to be investigated further for dry/wet rot to timber members. Should dry/wet rot be discovered, the effected timbers should be removed and replaced. This report is based on a visual survey only, no invasive methods were utilised such as the opening up of any works in the property to confirm the presence of dry/wet rot.

E. INSPECTED BY

Inspected by and on behalf of CGA Consultants Ltd:
Colin Gamble B.Eng., Dip Fire Eng., MIEI

Date: **Sunday 10th February 2019**

F. APPENDIX A – PHOTOGRAPHS

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5

Photograph 6

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Photograph 11

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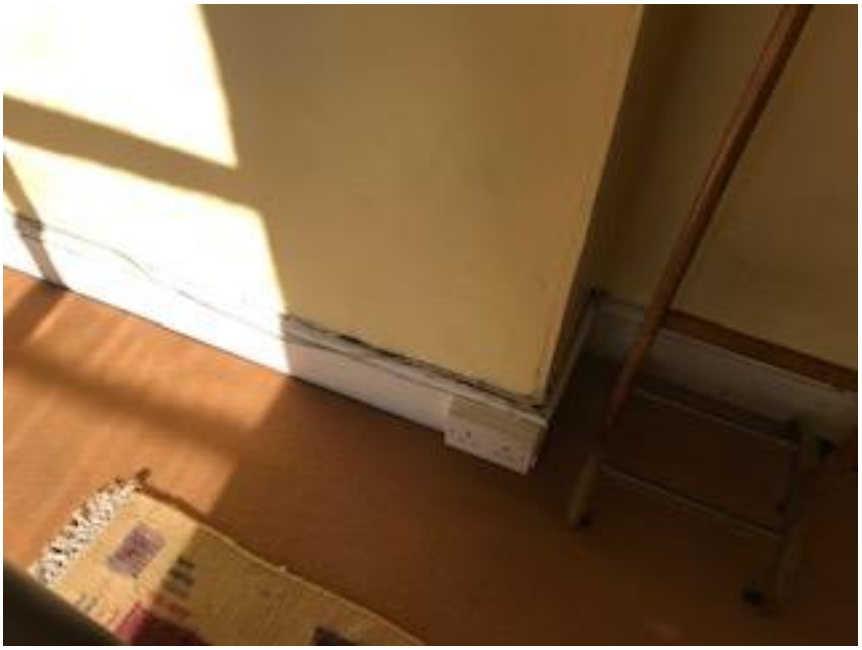

Photograph 50

Photograph 51

Photograph 52

Photograph 53

Photograph 54

Photograph 55

Photograph 56

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Photograph 57

Photograph 58

Photograph 59

Photograph 60

Photograph 61

Photograph 62

Photograph 63

Photograph 64

Photograph 65

Photograph 66

Photograph 67

Photograph 68

G. REPORT LIMITATIONS AND FURTHER INVESTIGATIONS

- While the survey was carried out in as much detail as was possible within the scope, procedures and restrictions described above, it must be pointed out that liability will not be accepted for the non-recording/reporting of defects not apparent and /or non-detectable on the day of inspection due to such scope, procedures and restrictions. In particular, this will include defects in the works covered up, defects in works not accessible and other non-apparent defects.

- This report is not a Certificate of Compliance with Planning Regulations and / or Building Regulations. No responsibility will be taken by the writer for changes completed to the property which are not in compliance with Planning Regulations and / or Building Regulations. The writer is not in a position to comment on the content and accuracy of Certificates of Compliance/Exemption with Planning and Building Regulations completed by other professionals as per the Engineers Ireland, Code of Ethics. If the writer's opinion is required on Planning Regulations and / or Building Regulations Compliance for the property, further fees are applicable to retrieve and review the relevant planning files of the relevant planning authority. Surcharges may be applied by local authorities to retrieve planning files from their archives.

- This survey is a general condition report. The scope, procedures and restrictions detailed above limit the use of this report as a Structural Report.

- This survey does not examine mechanical or electrical systems for integrity. Conclusive tests can only be carried out by suitable qualified, registered contractors.

- CCTV survey of the chimney interiors was not carried out.

- CCTV of the drainage system is not completed as part of this report.

- Chimney flues with stoves present were not inspected from the internal.

- Beetle or woodworm infestations are not identified in this report.

- This visual inspection cannot confirm the existence of pyrite in properties. The client is advised that the only conclusive method to confirm the existence or non-existence of pyrite in a property is to complete an invasive inspection by removing a sample of the fill from the foundation under the floor slab and testing it in the laboratory. This is not completed as part of this visual inspection.

- This visual inspection cannot confirm the existence of mica, pyrite or pyrrhotite in the blockwork used in the construction of the walls of the property. Further

investigations via the removal of a sample of the blockwork to be tested in a laboratory is the only conclusive method to confirm the existence or non-existence of mica, pyrite or pyrrhotite in the blockwork of the property.

- This survey should not be construed as a valuation or a home bond report and is not an inventory of every single defect, some of which would not significantly affect the use of the property. If the report does refer to some minor defects, this does not imply that the building is free from other such defects.

- This report should not be used by persons other than Aoife and Richard Gleeson.

- Non-identification of items by persons other than Aoife and Richard Gleeson shall not be the responsibility of this report.

- This survey does not inspect or survey for the presence of japanese knotweed. Whilst Bamboo is not classified as an invasive plant species, some species of Bamboo can be damaging to property due to the distance their roots can travel. Some species of Bamboo can have the ability to push through brickwork, drains, cavity walls, patios and to exploit cracks and weaknesses in concrete. The client is advised to obtain the services of a qualified horticulturist or arborist to complete a survey for japanese knotweed. If Bamboo is planted in the property, the client is advised to obtain the services of a horticulturalist to confirm the species of Bamboo planted and any potential action that may be required in relation to the management of Bamboo.

- This survey is not a conclusive assessment on asbestos. The client is advised to obtain the services of an asbestos specialist to determine the extent of asbestos in the property, if any.

- Water quality is not tested as part of this survey.

- This survey does not report on the existence of contamination or ground contamination resulting from oil or other chemical leaks or spillages in and around the property.

- Walls in the property that are covered in wallpaper will obstruct the possibility for the writer to view any structural failures located behind the wallpaper if there are any present.

- The Engineer will survey as much of the surface of the structure and the area contained within the property as is practicable, but will not inspect areas that are covered, unexposed and not accessible to the Engineer on the day of the inspection.

- In relation to occupied properties, occupied properties can present with obstacles when carrying out a visual survey. It will not be possible for the Engineer to see through any item or covering that has been affixed to surfaces or is blocking

surfaces or storage spaces throughout the property on the day of the inspection. The client is advised to complete a walk-through of the property once the occupier has left with their belongings to make a visual assessment of the property for any defects/issues and to then raise any concerns they may have with the vendor/legal advisor.

- This survey is not a conclusive assessment for the existence of lead water supply pipes.

- Unless stated or informed otherwise, the Engineer will assume that no hazardous materials or techniques have been used in the construction of the property, buildings located on the grounds of the property or in the grounds themselves.

- Unless stated or informed otherwise, the Engineer will assume that there are no unusual or arduous restrictions or stipulations which apply to the structure and the property.

- The Engineer will not comment on any overhead powerlines or cables, wireless transmitters, transformers either on the property or adjacent to the property.

- The writer is not in a position, nor will the writer advise the client as to whether the property should be purchased on the basis of this report.

- The writer does not test solar panel heating systems or back boilers.

- Searches in the cavity walls and around the opes in the windows are not conducted in order to verify fire blocks.

- It is not possible to check for fire cavity closers on the front elevation, rear elevation and partition wall junctions.

- The writer cannot confirm the existence or non-existence of insulation in the cavity via an inspection of the cavity wall plate for health and safety reasons.

- The client is advised that further investigations into the existence of the cavity barriers should be completed. Cavity barriers would usually be found at the wall plate level, eaves, soffits, fascia, around the windows, and located in the front and rear elevation walls. This cannot be determined from a visual inspection. It may be a case that these are not in place if the fire sealant works in the attic have not been completed.

- The client is advised that the condition of the suspended timber ground floor was not possible to determine as the underside of the timber floor was not accessible to the writer on the day of the survey. This is a visual survey only and no invasive methods are utilized to gain access to areas concealed/sealed or covered over.

- Individual electric sockets, outlets and connections are not tested for function or Integrity.

- The isolation switch on the domestic hot water system is not tested as part of this inspection.
- The client has not issued a folio map for a boundary review to be completed. This report has not reviewed the property boundaries. The client is advised to have a boundary review completed.

- The writer cannot confirm the existence, or non-existence, of fire stopping property compartmentalisation, service fire collars and other forms of fire stopping not visible from a visual inspection.

- Radon barriers and damp proofing cannot be confirmed as being in place.

- If this property was built from 1909-1990 inclusive, it may contain elements of asbestos. Asbestos in its obvious form includes corrugated sheeting in outdoor sheds and prefabricated sheeting in attics. If asbestos is not in its obvious form, then it can be found in a variety of locations. It is most likely included in what is known as asbestos containing materials (ACMs). ACMs are usually located within the actual gypsum-based plaster board between the ground floor and first floor and between the first floor and ceiling, located underneath acrylic tiles in bathrooms, located behind bath panels, located behind electricity board panels, located in mock slate type roof tiles, located in pipe insulation material and located in gaskets amongst others. Please note that this is not an exhausted list. The client should allow the presence of asbestos as detailed above in their budget if they are overhauling a property constructed between 1909 and 1990. The client should advise their contractor of same directly. The client should also ensure that the integrity of the above-mentioned areas is not compromised as asbestos becomes a health and safety discussion once the integrity of the substrate material has been disturbed.

- Wastewater treatment systems including but not limited to mechanical aeration systems, septic tanks and puraflo systems are inspected externally only. This is a non-invasive inspection. The internal workings of the wastewater treatment system, associated percolation areas, filtration beds, tertiary treatment systems and secondary treatment systems cannot be confirmed based on this visual inspection. The client is advised to obtain the services of a wastewater treatment system technician to review same.

- The location of any associated percolation areas, filtration beds, tertiary treatment systems and secondary treatment systems cannot be confirmed based on a visual inspection as they are concealed and are not accessible as part of a visual inspection. The client is advised to obtain a Declaration of Identity from the vendor confirming the location of the wastewater treatment system.

- In relation to the wastewater treatment system, the client is advised to cross reference the contents of the relevant planning grant against the type and physical location of the wastewater treatment system installed at the property. A planning file review is not completed as part of a pre-purchase visual inspection.

- The writer cannot offer advice in relation to the presence of a pumping station either private or public that may be associated with any wastewater treatment systems and foul sewer systems. The writer cannot comment on any compliance with planning regulations for any pumping station, telemetry system, private or public pipelines associated with any pumped private or public wastewater treatment systems.

- This report cannot, and will not, determine the routes of surface drains and foul drains, and cannot confirm whether the surface drains and foul drains are mixing, or not. This report cannot confirm whether the surface drains and foul drains are connected to the appropriate public drains.

- The writer cannot confirm the route of the services to the property i.e. surface water drainage, foul sewer drainage, electrical, telecom, broadband or gas based on a visual inspection. The client is advised to liaise with their Solicitor to confirm whether any rights of way, deed of easements or wayleaves are required for any services that may be servicing this property for sale and are routed through the adjoining properties or whether any rights of way, deed of easements or wayleaves are in place for the adjoining properties for services that may be traversing through this property in order to service the adjoining properties.

- Flood risk areas are not identified as part of this visual inspection of the property, the client is advised to consult with their home insurance provider to confirm that it is possible to obtain flood risk insurance for the property.

- The client is advised that solar panels and PV panels cannot be tested during the inspection.

- The writer does not confirm floor areas as part of the survey.

- The writer does not check the integrity of baths and shower trays as part of the survey.

- Plumbing connections to foul sewer and surface water drains both inside and outside the house are not inspected.

- The client is advised that it is not possible to access the area underneath any decking to check for vermin infestation. The client is advised to allow for further investigations to confirm same.

- The client is advised to conduct the following:

  - CCTV of the drainage system.
  - Invasive investigation in parti-walls.
  - Invasive investigation into compartmentalized fire junctions.
  - Invasive investigation into fire stopping junctions.
  - Asbestos investigations.
  - Kerosene sampling around oil boilers and oil tanks.
  - Radon gas level checks.
  - Advised pressure testing of plumbing circuits to detect leaks.