

Conditions On Use Of This Report

Scope

This report has been prepared after a visual structural inspection of the property. The report is limited to the building structure only and does not cover elements of building fabric such as services, damp, decoration etc. Areas of finishes or furniture/carpets have not been removed to expose structure beneath. The presence of wallpaper could conceal structural defects.

Timber

The timber within the property has not been inspected for the presence of fungal or insect attack. If details of this are required, it is suggested that a damp and timber specialists report is commissioned.

Trees

Where trees are situated close to a building it is suggested that an arboriculturalist is appointed to confirm the potential for tree growth and its possible effect on the buildings foundations.

Wall Ties

The wall constructions have not been inspected for the presence of wall ties and their condition as part of this survey. If wall tie failure is diagnosed it is recommended that a specialist wall tie contractor be appointed to provide a report on the condition of the ties and any remedial works necessary. The specialist should be a member of the Wall Tie Installers Federation who can provide an insurance backed guarantee for any work undertaken by the specialist. Further Information is available upon request.

Maintenance of Masonry Construction

This report comments on the condition of the property at the time of the inspection. Although masonry walls may be straight and true at the time of the inspection, it may be possible that walls may deform in the future due to degrading mortar and brickwork. Building owners should be aware of this and undertake maintenance work as it becomes necessary.

Trial Holes

Where trial holes are excavated as part of the investigations, the findings of the trial hole relate specifically to the hole location and are no guarantee of the foundation/ground conditions between trial hole locations.

Contamination

Investigations into the presence of chemical contamination of the site or the presence of methane or radon have not been undertaken as part of the investigations. If details of these elements are required it is suggested that a specialists report is commissioned.

Public Utilities

The statutory undertakers i.e. United Utilities, British Gas, British Telecom, Nynex or organisations such as the National Coal Board have not been consulted during the investigations.

Third Parties

This report has been prepared for the use of Jim Carter & AIM engineering only. It must not be copied or passed onto any third party or used for any purpose other than which it was prepared. This report is copyright.

Future Saleability of the Property

The opinions expressed in this report are based on technical judgement only. Although certain structural defects may be accepted by Engineers, they may not be so readily accepted by Valuers or prospective purchasers. In certain instances it may be prudent to reconstruct certain elements for aesthetic purposes to aid resale of the property even where the defects have been accepted by an Engineer. The decision to reconstruct and indeed to implement any recommendations given in this report is the sole responsibility of the building owner.