BUILDING SURVEY

in respect of

Gateway and Lodges To Haigh Hall Park
Wigan Lane
Wigan
Lancashire

For

The Trustees
Wigan Building Preservation Trust
Wigan

Inspected by: Tim Lynas, BSc (Hons) MRICS

For and on behalf of
Cassidy + Ashton Architects
and Building Surveyors
7 East Cliff
Preston
PR1 3JE

Date of Inspection: 19th July 2016

Job No. P6036
Revision A

Our Ref: TL/JS/P6036
Date: 20th September 2016

The Trustees
Wigan Building Preservation Trust
Wigan

Dear Trustees,

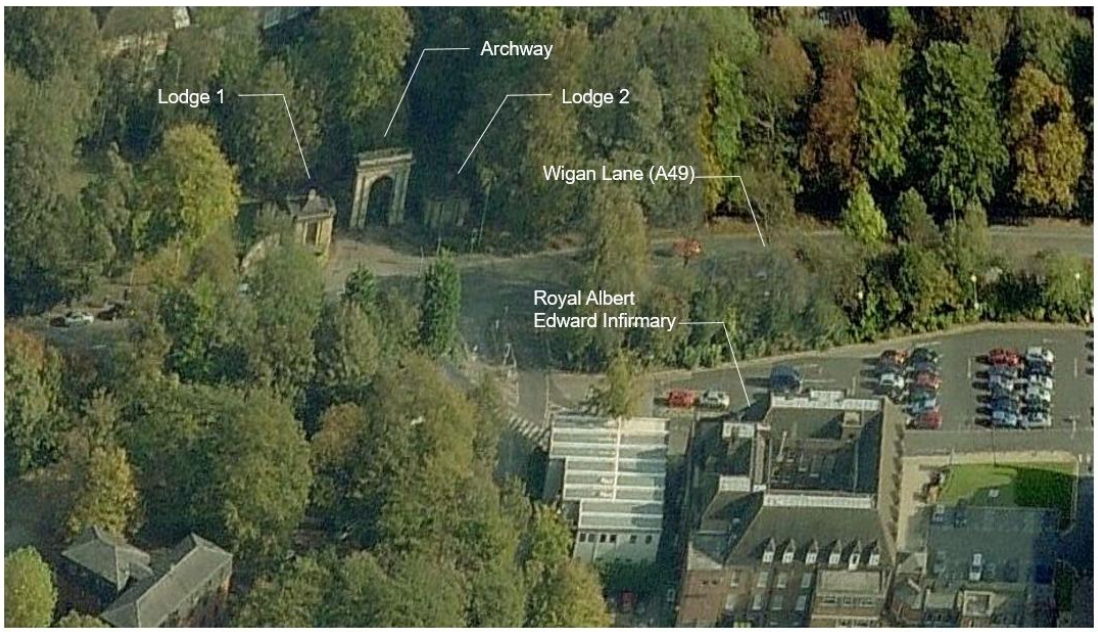
Re: Haigh Hall Gateway and Lodges, Wigan, Lancashire
Building Survey

1.00 **INTRODUCTION**

1.01 Thank you for your instructions to prepare a Building Survey Report on the above named structures in accordance with our terms of engagement set out in Appendix D confirming the nature of our instructions and the extent of the proposed survey.

1.02 The property was inspected on Tuesday the 19th July 2016. At the time of inspection the weather was dry but overcast. The property was not occupied at the time of inspection and did not appear to have been occupied for a number of years.

1.03 All references to position within this report are taken when looking at the archway and adjacent lodges as viewed from the road.



2.00 **INSTRUCTIONS**

2.01 Attached at Appendix D is a copy of our Standard Terms and Conditions for Building Surveys.

3.00 **EXCLUSIONS**

3.01 We could not inspect the full internal areas of the gate houses due to concerns about the stability. Therefore our inspection was limited to a head and shoulders inspection from the openings in the doorways.

3.02 Due to limitations in the height of the access equipment, the full extent of the gateway arch top could not be inspected.

3.03 We have not undertaken a specialist inspection or testing of the electrical system.

3.04 Our inspection of the roof coverings was limited to a high level view from a mobile elevated working platform. We did not stand upon or inspect the roof coverings at close range due to concerns about their stability. We did not undertake a full inspection of the roof of lodge 2 due to the build up of moss and leaf debris upon the surface of the roof. Neither have we taken samples of the roof covering to establish its construction.

3.05 Although there was an asbestos surveyor present for the opening up works, we have not had access to a refurbishment and demolition asbestos survey report.

4.00 EXECUTIVE SUMMARY

The archway was found to be in a fair condition given its age and the nature of the construction therefore the majority of our recommendations are routine in nature. The stone work in the archway exhibits a number of defects including horizontal cracking at high level, weathering, erosion, missing pointing and salt crystallisation at lower level. Therefore a range of measures have been proposed in order to address these matters. The railings and gates exhibit peeling paint and corrosion, it is therefore advised that they are prepared and decorated. Further investigations are required to establish the drainage system for the top of the archway, and ensure that the cracking to the sandstone blocks does not accelerate.

The condition of the two lodges was found to be very poor, with a number of urgent measures identified that require addressing in the short term. The timber suspended floors have failed and have dropped into the basement. It is advised that the timber is removed and disposed of, prior to the joists being replaced. The timber lintels that supports the cast iron beams and in turn the weight of the chimneys have partially collapsed and as a result the structure is unstable. It is advised that the beams are propped and the lintels replaced. In the longer term, if funding permits, it is advised that the windows, doors and roof coverings are replaced with suitable alternatives in keeping with the original architecture.

In terms of health and safety, until the roof is stabilised it is advised that warning signs are installed externally to indicate that the roof is fragile and may be unsafe if stood upon.

It is our understanding that the lodges and archway are on the Heritage England at risk register.

5.00 EXTERNAL

General Description

The structures comprise of a large archway with lodges located on either side. The archway has a tall head with stone columns and pilasters. Lodges 1 and 2 have ashlar sandstone external walls with recessed corners and ornate stonework columns and pilasters. The lodges have pyramid shaped roof with a central chimney to the elevations there are a number of blocked up windows and doors. Metal railings link the archway to the lodges, and stone walls flank the buildings and are butted up against the lodges. It is our understanding that the structures were constructed around 1840 as the main entrance to the Haigh Hall estate.

History and Context

Haigh Hall is a historic country house in Haigh, Wigan, Greater Manchester. Built between 1827 and 1840 by James Lindsay, 7th Earl of Balcarres, it replaced an ancient manor house and was the Lindsay family home until 1947, when it was sold to the Metropolitan Borough of Wigan. The Hall is currently undergoing a major renovation and conversion to a hotel with wedding and conference facilities.

The park land surrounding the Hall now form Haigh Country Park and Haigh Hall Golf Club. To the perimeter of the park there are a number of listed structures, including the Gateway and Lodges. The original entrance to the estate was through this gateway and between the ashlar stone lodges.

The Gateway and Lodges to the Haigh Hall Park were built around 1840. Stone was transported from a quarry at Parbold and the stone cut using steam driven saws built and developed at the nearby Haigh Foundry.

It is our understanding that although the structures were originally listed as grade II, the significance of the structures was re-assessed and given the special interest were upgraded to II*. In this category they are part of a select 5.5% of all listed buildings in England. The structure is also on the Heritage England 'at risk' register the description of which states 'a lack of permanent repair, and end use' that 'continues to threaten buildings'. The structures are listed as Haigh Hall Park Gateway and Lodges, list entry number: 1384570.

5.01 Front Elevations of Lodges

Description

The front elevation of both lodges are rectangular in appearance with sandstone blocks in a classical style. There are two columns either side of a recessed front entrance. These entrances has been filled in with block work and have a ventilation grill situated at high level. There are stone walls that are butted against the lodges and flanks the buildings in opposite directions.

Condition

Generally the stonework displays evidence of weathering. This is shown through erosion and delamination of the stone as well as vegetation growth in some joints. This is particularly evident at high level. There is also vegetation growing at high level including ferns and saplings at mid height and algae and other organic matter the base of the elevations. Some of the stones exhibit salt crystallisation to the surface which may be an indicator of penetrating damp. There is a large gap at the junction of the lodges and the flanking stone walls.

Recommendations

It is advised that all vegetation is carefully removed. It is also advised that repointing is undertaken and lime based mortar is used to match the existing. Given the narrowness of the joints a temporary putty seal with a birds mouth may be required along with a flow agent additive to the mortar mix.

It is advised for any stone that has delaminated to an unsatisfactory standard be cut out and replaced, on a like for like basis.

It is advised that the stone is cleaned of salt crystallisation in localised areas, using a small steam unit.

To Lodge 1 it is proposed that in the medium to long term that that the concrete blocks are removed from the opening and new hardwood frames and doors are supplied and installed in keeping with the age and character of the buildings. The reinstatement of the door in Lodge 2 will require the removal of a fire place and may require listed building consent.

5.02 Rear Elevations of Lodges

Description

The rear elevation of both lodges is symmetrical in appearance with a stonework façade. There are two columns either side of the entrance which has been infilled with concrete blocks and a ventilation brick at low level. At high level there is vegetation growing

between the joints, towards the bottom of the wall, green algae and organic matter is on the surface of the blocks. There is a stone wall that is butted against the lodge and flanks the buildings.

Condition

Generally the stonework displays evidence of weathering. This is shown through delamination and erosion of the stone. Missing mortar was noted from between the joints and vegetation growth was noted particularly at high and low level. Some of the stonework exhibits salt crystallisation which can be an indicator of penetrating damp. There is an open joint between the lodges and the flanking stone walls.

To lodge 2, the rear left hand column and adjacent wall was noted to be dark in colour with algae and other organic matter on the surface. Above this the joints between the stones were noted to not have any mortar in them, suggesting that penetrating damp and saturated stone has occurred in this corner of the building.

Recommendations

It is advised for all vegetation is removed from the joints and that they are repointed using a lime based mortar. Given the narrow nature of the joints, this may require a flow agent additive and putty with a birds mouth opening installed over the joints.

Repointing of the joint between the walls and the adjacent walls should be undertaken to prevent water ingress and subsequent deterioration of the walls.

It is advised that any stone that has eroded to an unsatisfactory standard should be cut out and replaced, on a like for like basis by a capable and qualified stone mason.

If listed building consent can be obtained, it is advised that additional ventilation grills are installed in the external walls.

If funds allow, it is proposed that that the blockwork is removed from the openings and new hardwood frames and doors are supplied and installed in keeping with the age and character of the buildings.

It is advised for the stone to be cleaned of all algae in localised areas, using a small steam unit.

5.03 Side Elevations of Lodges

Description

These elevation are symmetrical in appearance. There are two windows that have been blocked up on either side of the elevation. The windows openings have stone cills and lintels. There is also a cast iron fence that connects the lodges to the arch.

Condition

Generally the stonework displays evidence of weathering. This is shown through delamination of the stone as well as vegetation growing in some joints. Around the windows, some of the stone has cracked and fallen away. Some of the stone at high level exhibits salt crystallisation which can be an indicator of penetrating damp. The iron fence has started to oxidise and the paint has started to peel away.

Recommendations

It is advised that all vegetation is removed. It is also advised that repointing is undertaken and lime based mortar is used to match the existing.

In the short to medium term it is advised that the block work is removed from the openings and that secure doors and frames are installed.

It is advised for any stone that has delaminated to an unsatisfactory standard be removed and replaced, on a like for like basis. It is advised that where the stone has cracked the affected stone be cut out and replaced on a like for like basis.

It is recommend that the stone is cleaned of salt crystallisation, using a small steam unit.

Once the paint has been tested for lead, it is advised that the cast iron gate has all loose paint and rust removed, using wire wool or wire wheel. Following this they should be decorated with an under coat and two coats of a good quality gloss paint.

If listed building consent can be obtained, it is advised that additional ventilation points are installed in the external walls.

If funds allow, it is proposed that that the blockwork is removed from the openings and new hardwood sliding sash single glazed windows are fitted in keeping with the age and character of the buildings.

5.04 Front Elevation of Archway

Description

This elevation is symmetrical in appearance. The archway is approximately eight metres in height with two sand stone square columns either side of the central arch. There are a total of four columns either side, two front and two behind. Hanging down from the centre of the arch is a decorative cast iron lamp holder. To either side there are cast iron fences and gates connecting the archway to the Lodges.

Condition

The stonework displays evidence of weathering. This is shown through delamination and pitting in some areas of the stone as well as salt crystallisation around some of the joints. There were also some open joints with vegetation growing above the arch. The iron features have oxidised in places and the paint has begun to peel. The iron cramps at the top of the archway have oxidised and many have started to crack the stone.

Recommendations

It is advised that all vegetation is carefully removed. It is also advised that repointing is undertaken and lime based mortar with a flow agent additive. It is advised that where the stone is damaged the affected stone be cut out and replaced on a like for like basis. It is advised for all iron cramps be removed before any further cracking can take place.

It is advised that any stone that has eroded to an unsatisfactory standard should be cut out and replaced, on a like for like basis by a capable and qualified stone mason.

It is advised for the stone to be cleaned of salt crystallisation in localised areas, using a small steam unit.

It is recommended that the iron features have all loose paint and rust removed, using wire wool or wire wheel. Following this they should be decorated with an under coat and two coats of a good quality gloss paint.

5.05 Rear Elevation of Archway

Description

This elevation is also symmetrical in appearance. The archway is approximately eight metres tall with two visible square columns either side of the arch. There are a total of four columns either side, two front and two behind. Hanging down from the centre of the arch is a decorative piece of cast iron. There are iron fencing and gates connecting the archway to the Lodges.

Condition

The stonework displays evidence of weathering. This is shown through delamination and pitting in some areas of the stone as well as salt crystallisation around some of the joints. There are also some open joints in the sandstone. Some vegetation growing in some of the joints above the arch and towards the bottom of the archway. The iron features have oxidised in places and the paint has begun to peel. Around some joint and inside the archway are some black staining. The iron cramps at the top of the archway have oxidised and have started to crack the stone.

Recommendations

It is advised for all vegetation is to be removed. It is also advised that repointing is undertaken and lime based mortar is used to match the existing. It is advised that where the stone has cracked the affected stone be cut out and replaced on a like for like basis.

It is advised that any stone that has eroded to an unsatisfactory standard should be cut out and replaced, on a like for like basis by a capable and qualified stone mason.

It is advised for the stone to be cleaned of salt crystallisation and black staining in localised areas, using a small steam unit.

It is recommended that any iron features have all loose paint and rust removed, using wire wool or wire wheel. Following this they should be decorated with an under coat and two coats of a good quality gloss paint.

5.06 Side Elevations of Archway

Description

This elevation is symmetrical in appearance. In this elevation two visible square columns are visible. There is an iron fence and gate, approximately one and a half metres high, connecting the archway to the lodge.

Condition

The stonework displays evidence of weathering. This is shown through delamination and pitting in some areas of the stone as well as salt crystallisation around some of the joints. There are also some open joints in the sandstone. Some vegetation growing in some of the joints above the arch and towards the bottom of the archway. The iron features have oxidised in places and the paint has begun to peel. Around some joint and inside the archway are some black staining. The iron cramps along the centre of this elevation have oxidised and have started to crack the stone.

Recommendations

It is advised that all vegetation is carefully removed. It is also advised that repointing is undertaken and lime based mortar is used to match the existing. It is advised that where

the stone has cracked the affected stone be cut out and replaced on a like for like basis. It is advised for all iron cramps be removed before any further cracking can take place.

It is advised for any stone that has delaminated or pitted to an unsatisfactory standard be removed and replaced, on a like for like basis.

It is advised for the stone to be cleaned of salt crystallisation and black staining in localised areas, using a small steam unit.

Once the paint has been tested for lead it is advised that the iron features with loose paint and rust are removed, using wire wool or wire wheel. These surfaces should then be painted using two coats of a good quality gloss paint.

5.7 Roof Coverings

Lodge Roof Coverings

Description

The roofs of the lodges are pyramid in shape and are covered with a grey mineral felt. From our inspection they appears to be laid upon a ply structure with no visible insulation. The roof covering rise at the centre towards a stone chimney. There is a small parapet wall with a perimeter gutter to the edge of the roof. Lodge 1 has an external lead outlet on the West side, however no such outlet was identified for Lodge 2.

Condition

Overall the condition of these roofs were found to be reasonable. Vegetation growth was noted to some of the joints to the parapet wall. Open joints around the parapet wall have been noted.

To Lodge 1 we noted loose items on the roof including a brick and a section of stone. To Lodge 2 we noted a significant build up of moss and leaf debris upon the surface of the roof covering.

Recommendations

In the short term, it is advised that all vegetation is carefully removed from the open joints that repointing is undertaken and lime based mortar is used to match the existing. As previously mentioned, putty and a flow agent may be required.

To Lodge 2 it is proposed that all moss and organic matter is removed and an external drainage outlet is created. To Lodge 1 we propose removing the loose stone, brick and associated debris currently located upon the surface of the roof covering.

As the Lodge roof structures were understood to originally have a slate roof covering, it is advised that the temporary flat roofs are removed and that natural slate roof coverings are reinstated. Due to the additional weight of these we would advise that the existing timber joists are assessed and replaced if required. In addition we note that building regulations may require that a breathable membrane and insulation are installed, in addition pressure treated timber batons and code 4 lead flashings may also be required.

Flat Roof of Archway

Description

The archway roof appeared to be of asphalt construction with a sandstone parapet wall to the perimeter.

Condition

Although a detailed inspection from the mobile elevated working platform was somewhat restricted it appears that this roof is in poor condition and requires attention. There is a variety of vegetation growing in the open joints as well as potentially through the asphalt covering. There were no formal drainage points or guttering noted as part of our inspection. The parapet wall may have been attached with iron cramps and these have started to oxidise and cause horizontal cracks to the parapet stones.

Recommendations

It is advised that all vegetation and saplings are carefully removed in the short term. To prevent their re-growth repointing should be undertaken with a lime based mortar with a flow agent used as part of the mix.

It is advised that further investigations are undertaken to establish the drainage arrangements, in particular if there are any internal downpipes.

It is proposed that the cracking to the coping stones is monitored and the size and extent measured in order to set a baseline for regular future assessments.

5.12 Chimneys

Description

There are chimneys located at centrally to the roofs of both lodges. They are approximately one metre tall and constructed from what appears to be sandstone.

Condition

The condition of the chimneys were found to be poor with open joints and pitting to the surface of the sandstone was noted. Where the felt roof meets the chimney stack there has been some damage to the stone work, this is possibly where the flashings have been removed.

Recommendations

Consideration should be given to repointing the open joints in a lime based mortar to match the existing. If there are no longer to be used capping off the tops of the chimneys with a lead sheet may reduce the risk of water ingress. The renewal of the flashings with code 4 lead may be required.

5.13 Other Structures

Description

To either side of the lodges there are two stone curved walls approximately one and a half metres tall and approximately eight metres in length. These joint the side elevations of the lodges at one side and a longer straight section of stone wall that runs parallel to Wigan Lane.

Condition

The condition of the walls was found to be reasonable. There was evidence of impact damage to one of the coping stones. There are also open joints as well as movement related diagonal cracks and gaps in both walls. In addition there was vegetation growth noted at high level.

Recommendations

It is advised that the damaged coping stone is replaced and that repairs and repointing are undertaken to the wall. Helifix crack stitching may be required where the diagonal cracking is severe. In addition all vegetation should be carefully removed.

6.0 INTERNAL AREAS

Lodges 1 and 2

6.01 Ground Floor

Description

The ground floor area comprises a single square shaped room with the openings for two windows to each of the side elevations and doors to the front and rear elevations which have all been infilled with concrete blocks. To Lodge 1 two sash windows have been left in position. The internal walls are red brick with a plastered finish. There are open fire places in a range of sizes, there is also a chimney flue that comes diagonally out to the centre of the room. This is supported by two iron beams. The underside of the roof structure is exposed and the timber rafters and the underside of the timber ply deck is visible.

Condition

The condition of the ground floor areas is unsatisfactory. The timber suspended floors exhibit severe wet rot and possible dry rot and have collapsed into the basement.

In Lodge 1 the timber lintels above the former window and door openings have failed. As this in turn supports the weight of the iron beams, chimney stacks and brickwork. The plastered finish has failed in large areas. There is evidence of mould growth and potential wet or dry rot to the underside of the roof structures.

In lodge 1 the sash windows exhibit severe wet rot and possible dry rot.

Recommendations

It is advised that a full structural survey is carried out before any works can be carried out to identify if the site is safe to work in.

It is recommended that the chimney and supporting beams are dealt with as soon as practically possible as this is a high risk item. This could be done by temporally supporting

the weight of the beams and chimney while replacing the failed timber lintel with a more suitable alternative lintel.

It is suggested that the floor is completely replaced with a new timber suspended floor.

It is suggested that the bricks that make up the internal leaf are repointed and all gaps are filled. It is then advised that if listed building consent can be obtained the walls are dry lined to prevent penetrating damp.

A more detailed assessment of the fireplaces and associated flues is advised, however this can only be undertaken once the roof has been stabilised and the timbers removed.

It is advised that further investigations are undertaken to establish the full extent of the deterioration to the timbers including but not limited to the roof structure and the windows.

6.02 Basements

Description

Within Lodges 1 and 2 we identified basement areas these were approximately three metres in depth, and located directly below the ground floor lodge areas. These appeared to comprise of a single room, however this will need to be confirmed once the buildings have been stabilised and the timbers removed.

It was not possible to confirm how the original access to the basement was made possible at the time of inspection due to the extent of the debris, however it is likely that this would comprise a timber staircase or an opening with a cast iron cat ladder.

Condition

The overall condition of this area appears to be poor, with extensive debris, damp and damage to plastered wall surfaces.

Recommendations

It is advised that when the structure is deemed safe, and the timbers are removed a more detailed assessment is undertaken.

6.03 Electrical System

Description / Condition

The electrical incomer and associated switch gear are located to the external wall of Lodge Two. The system appears to be dated with an old style fuse board and tails noted.

Recommendations

It is proposed that the system is replaced, including a full rewire and a new fuse board with RCD protection. Surface mounted light fittings should be installed in each of the lodges at ground floor and basement level.

6.05 Wider Issues

Asbestos Containing Materials

Although we have not seen an asbestos survey for this property, an asbestos surveyor was present during the opening up works. It is advised that an Asbestos Refurbishment and Demolition report is obtained before any significant work is undertaken.

Listed Building Consent

As a grade II* listed building we advise that the local council conservation officer is involved in discussions prior to a listed building consent application being made. Furthermore, it may be useful to gain an understanding as to what type of work may and may not require consent.

Funding

There are a range of organisations that may be able to provide funding for the proposed work this includes Historic England who offer repair grants, as well as the Heritage Lottery Fund. If we can be of further assistance in relation to exploring these options please let us know.

Tim Lynas, BSc (Hons) MRICS
Cassidy + Ashton Architects and Building Surveyors

APPENDIX A

PHOTOGRAPHIC SCHEDULE

Photograph 1: Front Elevation Of Archway and Lodges

Photograph 2: Rear Elevation of Lodge 2

Photograph 3: Side Elevation of Lodge 2

Photograph 4: Front Elevation of Lodge 1

Photograph 5: Roof Covering Lodge 1

Photograph 6: Roof Covering Lodge 2

Photograph 7: Horizontal cracking to coping stones in arch at high level

Photograph 8: Saplings / Vegetation growth on asphalt archway roof

Photograph 9: Erosion Of Stonework / missing pointing

Photograph 10: Missing pointing / vegetation growth

Photograph 11: Lodge 1 - Opening Up Of Doorway

Photograph 12: Lodge 1 - Failed Timber Lintel / Unstable brickwork

Photograph 13: Lodge 1 - Wet Rot To Timber Window Frames

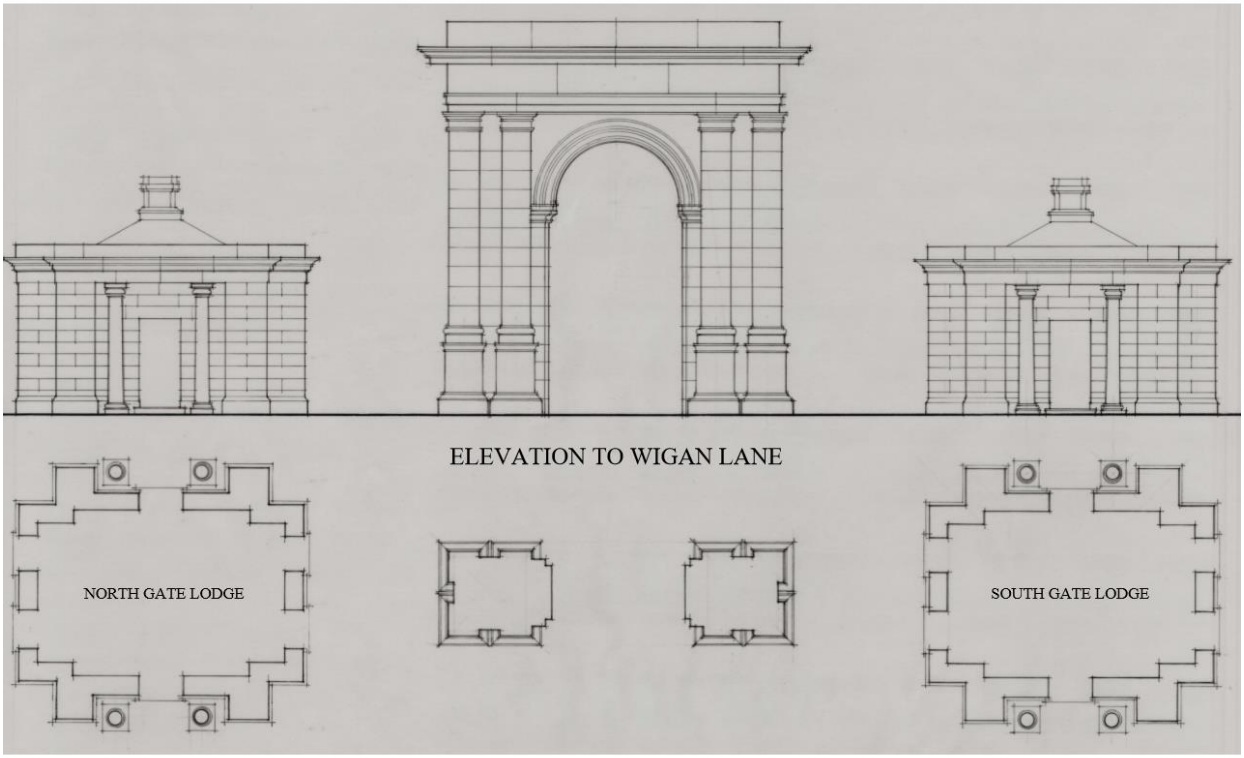
Photograph 14: Lodge 1 - Mould to underside of roof structure / Cast iron beam upon unstable brickwork

Photograph 15: Lodge 1 - Timber Joists / Debris in Basement Area

Photograph 16: Lodge 2 - Fire Place

APPENDIX B

PLANS AND ELEVATIONS



APPENDIX C

ESTIMATED COSTS
OF REMEDIAL REPAIRS

APPENDIX D

Standard Terms

General terms

1. Introduction

a. This document sets out the contractual terms upon which the Surveyor will advise the client by means of a written report as to their opinion of the visible condition and state of repair of the Property.

b. The individual carrying out the inspection and providing advice will be a qualified Building Surveyor.

c. The Surveyor will use all of the care and skill to be reasonably expected of an appropriately experienced surveyor.

2. Content of the Report

In accordance with these terms, the Surveyor will report upon:

a. The main aspects of the property including assessing the site/location, the design, structural framework, fabric and comment briefly on the services;

b. The grounds and boundaries;

c. Any requirements for further investigation arising from the inspection.

d. The report will exclude any valuation assessment.

3. Delivery of the Report

a. The report is to be delivered by the date agreed or at such later date as is reasonable in the circumstances.

b. The Surveyor will send the Report to the Client's address (or other agreed address) by first class post for the sole use of the Client. The Client agrees to keep the Report confidential, disclosing its contents only to the Client's professional advisers. In particular (but without limit) the Client must not disclose the whole or any part of the Report to any person (other than a professional adviser) who may intend to rely upon it for the purpose of any transaction.

4. Payment of fees

a. The Client will pay the Agreed Fee, any Additional Fees, any VAT and any agreed disbursements by the Payment Date.

5. Assumptions

Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:

a. The property (if for sale) is offered with vacant possession;

b. The property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client: and

c. Access to the Property is as of right upon terms known and acceptable to the Client.

6. Scope of the Inspection

A. Generally

i. The Surveyor will consider their advice carefully but it is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.

ii. The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the Property or injury to their self.

iii. The Surveyor will not undertake any structural or other calculations.

B. Accessibility

i. The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.

ii. The Surveyor is not required to move any obstruction to inspection including, but not limited to, furniture and floor coverings.

C. Floors

The Surveyor will lift accessible sample loose floorboards and trap doors if any found which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards without express permission of the owner.

D. Fixed covers or housings

The Surveyor will not attempt to remove securely fixed covers or housings without the express permission of the owner.

E. Roofs

The Surveyor will inspect the roof spaces if there are available hatches which are not more than three metres above the adjacent floor or ground. Where no reasonable access is available, the roof spaces will not be inspected. Similarly, outer surfaces of the roof or adjacent areas will be inspected using binoculars, but will be excluded if they cannot be seen.

F. Boundaries, grounds and outbuildings

The inspection will include boundaries, grounds and permanent outbuildings but will not include constructions or equipment with a specific leisure purpose including, without limit, swimming pools or tennis courts.

G. Services

The Surveyor will carry out a visual inspection of the service installations where accessible. Drainage inspection covers will be lifted where they are accessible and it is safe and practicable to do so. No tests of the service installations will be carried out unless previously agreed, although general overall comments will be made where possible and practicable. The Surveyor will report if it is considered that tests are advisable.

H. Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which they were unable to inspect.

I. Environmental and other issues

i. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the Property considered as part of the inspection.

7. 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 or her view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests carried out by a specialist.

b. Subject to Clause 6b the Surveyor, based upon a limited visual inspection, will note and advise upon the presence of lead water supply pipes and asbestos.

c. The Surveyor will not advise in the Report if the Property is in an area where, based on information published by the National Radiological Protection Board, there is a risk of radon.

d. The Surveyor will not advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject Property or visible immediately adjacent to the Property. The Surveyor will not assess any possible effect on health or to report on any underground cables.

8. Ground conditions

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

9. Consents, approvals and searches

a. The Surveyor will be entitled to assume that the Property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

b. The Surveyor will be entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed.

c. The Surveyor will be entitled to 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 its intended use, is or will be unlawful.

10. Additional Services

The Surveyor will provide, for an additional fee, such additional services as may be specified in the Specific Terms or are agreed between the Surveyor and the Client and confirmed by the Surveyor in writing.

11. Miscellaneous

a. In the event of a conflict between these General Terms and the Specific Terms, the Specific Terms prevail.

b. Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the *Contracts (Rights of Third Parties) Act* 1999 by any person other than the Surveyor or the Client.

c. Where the Client has instructed the Surveyor to make investigations which cause damage to the Property on the basis that the Client has obtained the owner's consent, the Client will indemnity the Surveyor against any loss or cost arising.

d. Dispute Resolution. In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaints handling procedure will be followed. A copy of the Surveyor's complaints handling procedure is available upon request. Using the Surveyor's complaints handling procedure will not affect the Client's legal rights.

e. The client may only rely upon the Surveyor's advice and report for purposes described in the Particulars or communicated to the Surveyor in writing prior to the agreement of the Fee and if the client wishes to rely upon such advice and Report for any other purpose, he or she may only do so with the written consent of the Surveyor.