

## H

# Grounds (including shared areas for flats)

## Limitations to inspection

The Inspection of the grounds was limited due to the confines of the site and the presence of vegetation growth.

1 2 3 NI

## H1 Garage

None.

Condition Rating N/I.

NI

## H2 Other

There is a substantial rear lean-to structure built of timber framing with asbestos sheet roof.

3

This structure is in poor condition with a very limited life expectancy and in part could be contributing to the leaning of the associated boundary wall to which it is attached. You should budget for this structure to be taken down and removed. You should obtain costs and estimates for this before exchange of contracts as the removal of the asbestos sheeting will be expensive. Health and Safety Executive guidelines should be followed.

There are substantial brick rear boundary walls approximately 3 to 3.5 metres in height and only single 9 inch brick construction in places. There are signs of leaning, weathered pointing and brickwork, loose brickwork, loose and poor stone copings. Your Legal Adviser should confirm the repairing liability of these structures before further commitment to purchase. If these are the sole or joint responsibility of the subject property then further investigation is required before exchange of contracts from a Structural Engineer regarding their structural stability and from a specialist and experienced contractor in respect of repairs and remedial work.

There is a brick gate structure on the front boundary which shows signs of settlement. There is a freestanding garden wall which is approximately 2.5 metres high and only approximately 9 inches thick and does lean and vibrates when pushed against. In addition, there is a free-standing chimney structure which is tall for its cross-dimensional section. These are inherently unstable structures. It is therefore recommended that a Structural Engineer is instructed to provide a report on the structural stability of these structures before exchange of contracts.

In addition these structures have been poorly maintained in the past with signs of weathered stonework, brickwork, pointing and previous poor quality repair work including the use of inappropriate cement mortars. The lower garden wall structures also require repairs and maintenance. You should therefore instruct, before exchange of contracts, a specialist and experienced contractor to provide a report on the condition of these structures and obtain detailed costs and estimates for necessary repair and remedial work.

Your legal adviser should confirm whether any of these structures are listed. The cost for repairs and ongoing future maintenance for these structures (and the boundary walls if there is any responsibility on the subject property) will be expensive and in our opinion onerous.

Condition Rating 3.

## Property address

Peachcroft, Broadgate Lane, Kelham, Newark, NG23 5RZ