

9. Grounds (external areas)

Front External Areas

The drive has been laid to block paving with no significant undulations or deterioration noted. General maintenance in the form of removing the vegetation between the joints would however be beneficial.

Brick steps gave access up to the main entrance door. The height of the steps is irregular, therefore care should be taken in order to prevent risk of trips and falls.



A low level brick wall retained the front garden adjacent the property which was noted to be structurally sound with no failure noted.

Weep holes have been installed within the base of the wall in accordance with good building practice. Weep holes are necessary in order to prevent a build-up of water pressure.



The front garden area has been laid to slate chippings having been relatively well maintained.

Substantial trees are located to the left hand side of the property which we would advise are reduced in height in order to prevent causing desiccation of the subsoils which if left will result in foundation movement.

The boundaries around the front external areas are denoted by timber fencing supported on concrete posts which are slightly tired however are considered fit for purpose with no damage noted.


11. Environmental hazards

We indicate below our findings and advice regarding certain issues of an environmental nature. The issues identified below should not be considered an exhaustive list of matters to be considered.

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted the website at www.environment-agency.gov.uk of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.

Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.

▶ [How to draw a shape](#)

[Download printable map \(PDF\)](#)



Tree proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations

- the type of sub-soil

Trees are located around the property. We have advised that the trees to the left hand side of the property are reduced in height and then controlled and maintained in due course in order to prevent causing further desiccation of the subsoils which we consider is resulting in slight internal cracking.

Radon risk



Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.



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13. Conclusion

We noted very slight movement to the left hand elevation which we consider to have occurred as a result of desiccation of the subsoils caused by the adjacent trees. We have advised that the trees be reduced in height and then controlled and maintained in due course. Once it can be confirmed that the trees have been adequately controlled, we consider that no further movement will occur at which time the internal cracking can simply be filled and then decorated.

The property is relatively tired therefore would benefit from general refurbishment. As a result above average costs will be associated with bringing the property up to a good state of repair.
