

Emma Romasanta

From: Stuart Pycroft [stuart.pycroft@virgin.net]
Sent: 20 July 2011 06:26
To: Emma Romasanta
Subject: Re: Broad Oaks
Attachments: lastscan2.zip; lastscan.zip

Emma

I am sending this e-mail again - now with compressed file attachments as previously they were too large to transmit.

Best Regards
Stuart Pycroft
0788 572 9640

----- Original Message -----

From: [Stuart Pycroft](#)
To: [Emma Romasanta](#)
Sent: Wednesday, July 20, 2011 6:08 AM
Subject: Re: Broad Oaks

Emma

I have no knowledge of a septic tank - I am sure that the property drains to the sewers.

I have attached "Section 4.6 Underground Drainage" from the Building Survey undertaken by the Chartered Building Surveyors used when we bought the property in 2001.

It provides details of the drainage arrangements.

I have always thought this to be an accurate description of the drains - which states that the "drain is running clear and freely"

At no stage have we had any issues with the drains - it has been a case of out of sight & out of mind.

I hope this helps.

Best Regards
Stuart Pycroft
0788 572 9640

----- Original Message -----

From: [Emma Romasanta](#)
To: stuart.pycroft@virgin.net
Sent: Tuesday, July 19, 2011 3:31 PM
Subject: Broad Oaks

Please read an email below received from your buyers Solicitors.

Please let me have your response.

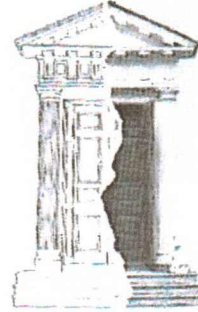
Many thanks

Emma Romasanta
Sent on behalf of Amanda Hall

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DOMESTIC BUILDING SURVEY
AND
REPORT UPON THE CONDITION
ON
"BROAD OAKS", NORTHCOTE ROAD
LANGHO
FOR
DR AND MRS PYCROFT

JOB NO: BS1105

DATED: 22 February 2001

W1\Report\BS1105FE.2101



Andrew N. Jones

Principal: Andrew N. Jones BA Hons Arch FBEng FRICS

Associate: Martin A. Spencer BSc Hons ABEng ARICS

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4.6 UNDERGROUND DRAINAGE - (Foul and surface water inspection covers have only been raised where visible and possible)

4.6.1 FOUL WATER

The construction drawings provided by the Vendor suggest that the property is drained to mains foul water sewerage at the rear of the property.

There is an inspection chamber adjacent the rear utility door. This was inspected and found to be of brick construction. A simple WC flush test showed that the drain is running clear and freely. Minor pointing up of the drainage channel to drain outlet should be carried out to ensure freedom from leakage and smooth conduit.

The drainage run appears to run diagonally across the rear garden curtilage to inspection chamber adjacent timber pergola on the right hand side boundary. The inspection chamber was inspected and found to be of pre-cast concrete ring construction, clear and free from obstruction. The drain runs from this to further manhole on the right hand side boundary adjacent. The heavy cast iron lid could not be lifted and we are unable to confirm the condition of the interior. We could hear the drain running freely.

We were unable to find any other inspection chambers within the domestic curtilage. Enquiry should be made of the Vendor to determine whether there are any concealed inspection chambers so that they can be exposed and identified for the purposes of maintenance inspection.

We are unable to advise as to the condition of any concealed parts of the underground drainage installations. Unless a close circuit TV examination is made by Drainage Specialist of the same prior to legal commitment to purchase you must accept the risks of possible hidden defects.

Our commentaries are based on the visual observations we were able to make at the time of inspection.

4.6.2 SURFACE WATER

Surface water appears to be conducted to separate underground drainage system. There is a small inspection chamber of brick construction to the rear of the property in front of the garage. The lid was lifted and the base of the chamber noted to be full of standing water. There is an adjacent gully grid directing surface water run off into the same. The function of the small chamber should be investigated and confirmed satisfactory.

There is a further surface water inspection chamber to the rear right hand side of the property adjacent the foul water inspection chamber. The lid was lifted and the chamber inspected. The base of the chamber was noted to be silted, although free from standing water. Consideration should be given to the provision of suitable cement mortar benching to ensure adequate conduct of the surface water from inlet pipe to outlet pipe.

There is a further inspection chamber within the rear garden curtilage towards the rear boundary on the left hand side. The galvanised steel lid to the same could not be lifted and we are unable to provide any commentary on the condition of the concealed chamber. The function of the same should be investigated and the lid eased for maintenance purposes.

4.6.3 ABOVE GROUND - (Soil and vent pipe)

The soil and vent pipe is of plastic and located on the rear elevation. There is a rodding eye at the base. It is assumed concealed internal horizontal WC branch pipe connection is made to the same together with further waste pipe connections from the first and ground floor sanitary appliances.