JOB REFERENCE: xxxxxxxxx

RESIDENTIAL BUILDING SURVEY

xxxxxxxxxx,
xxxxxxxx,
Bedfordshire,
MK41 xxx

FOR

xxxxxxxxxx

Prepared by:
xxxxxxxxxxxxx
INDEPENDENT CHARTERED SURVEYORS

Marketing by:
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CONTENTS

INTRODUCTION

Firstly, may we thank you for using our services once again and your kind instruction of xxxxxxxx; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on xxxxxxxx.

As you may recall the Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

As we mentioned previously we are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. Again we would stress that the purchase of a house is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

As always we recommend that you set aside time to read the report in full, consider the comments, make notes of any areas that you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the house is yours but we will do our best to offer advice to make the decision as easy as possible.

REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

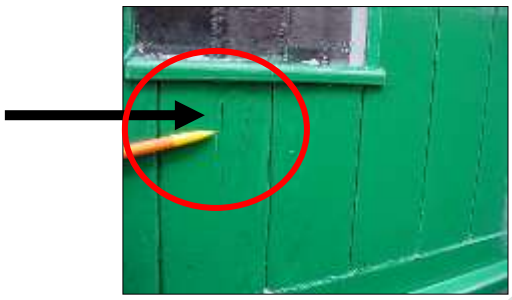
GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

SYNOPSIS

SITUATION AND DESCRIPTION

Originally a Tudor two storey thatched cottage the property has been extended to over double its size in more recent years (last 100 years) to mirror the original thatched roof in angle and style (pitched roof with eyebrow windows). The property adjoins the neighbouring Tudor property in a semi-detached style.

The property has off road parking for several cars, a double garage and gardens to the rear.

The Listed Building reference dates the cottage as 17th Century. As with many older buildings there is mixture of different ages and amendments to the structure. The newer extension has been built somewhere between the 1920's and the War Years. There has since been a further garage extension in more recent times, possibly the 1960's/1970's.

These dates, as we are sure you will appreciate, are all approximate. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

Some of the things that were happening around the time the property was built:

1605	Remember the 5th November! Guy Fawkes' plot to blow up the Houses of Parliament is foiled!
1622	The Gregorian calendar marks January 1 the first day of the year
1642	The English Civil War between the Roundheads and the Cavaliers begins
1660	Charles II, known as the Merry Monarch restores the monarchy
1666	The Great Fire of London starts in a Bakers' in Pudding Lane!
1681	London streets are lit up using the first oil powered street lights
1694	The Bank of England is founded, now based in Threadneedle Street, London

EXTERNAL PHOTOGRAPHS

Original building
Front Elevation

Original and modern buildings

Modern building
Front view

Modern building
Rear view

Front garden

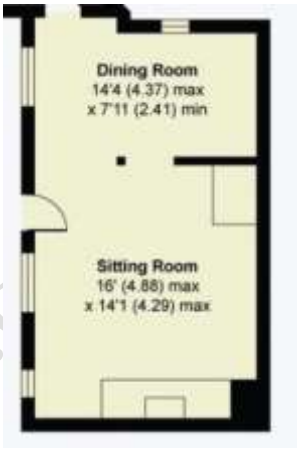
Rear garden

Street view

ACCOMMODATION AND FACILITIES

(All directions given as you face the front of the property)

Original Building



Ground Floor

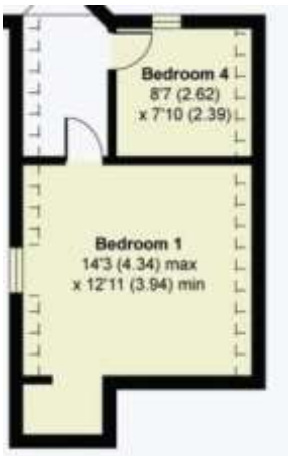
The ground floor accommodation consists of:

1) Lounge with Inglenook fireplace

2) Dining room

3) Link from Tudor Building to Modern building

First Floor



The first floor accommodation consists of:

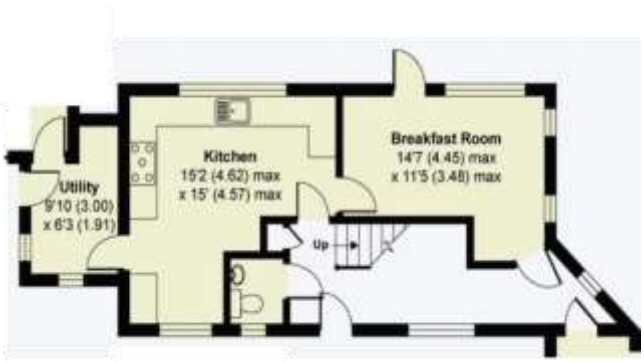
1) Master Bedroom

2) Single Bedroom (possibly being changed to a new bathroom)

Modern Building

Ground Floor

The ground floor accommodation consists of:



1) Entrance lobby, hallway and staircase (front)

2) Kitchen (left)

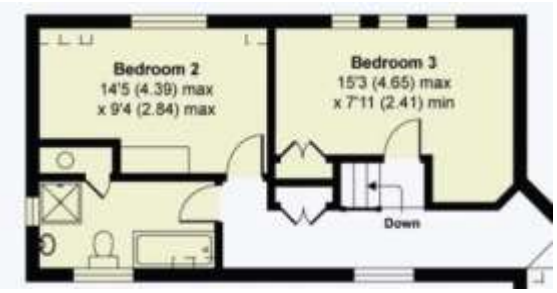
3) Breakfast room (rear right)

4) Utility Room with access to garage (rear left)

5) Cloakroom (front left)

First Floor

The first floor accommodation consists of:



1) Bathroom (front left)

2) Double Bedroom (rear left)

3) Double Bedroom (rear right)

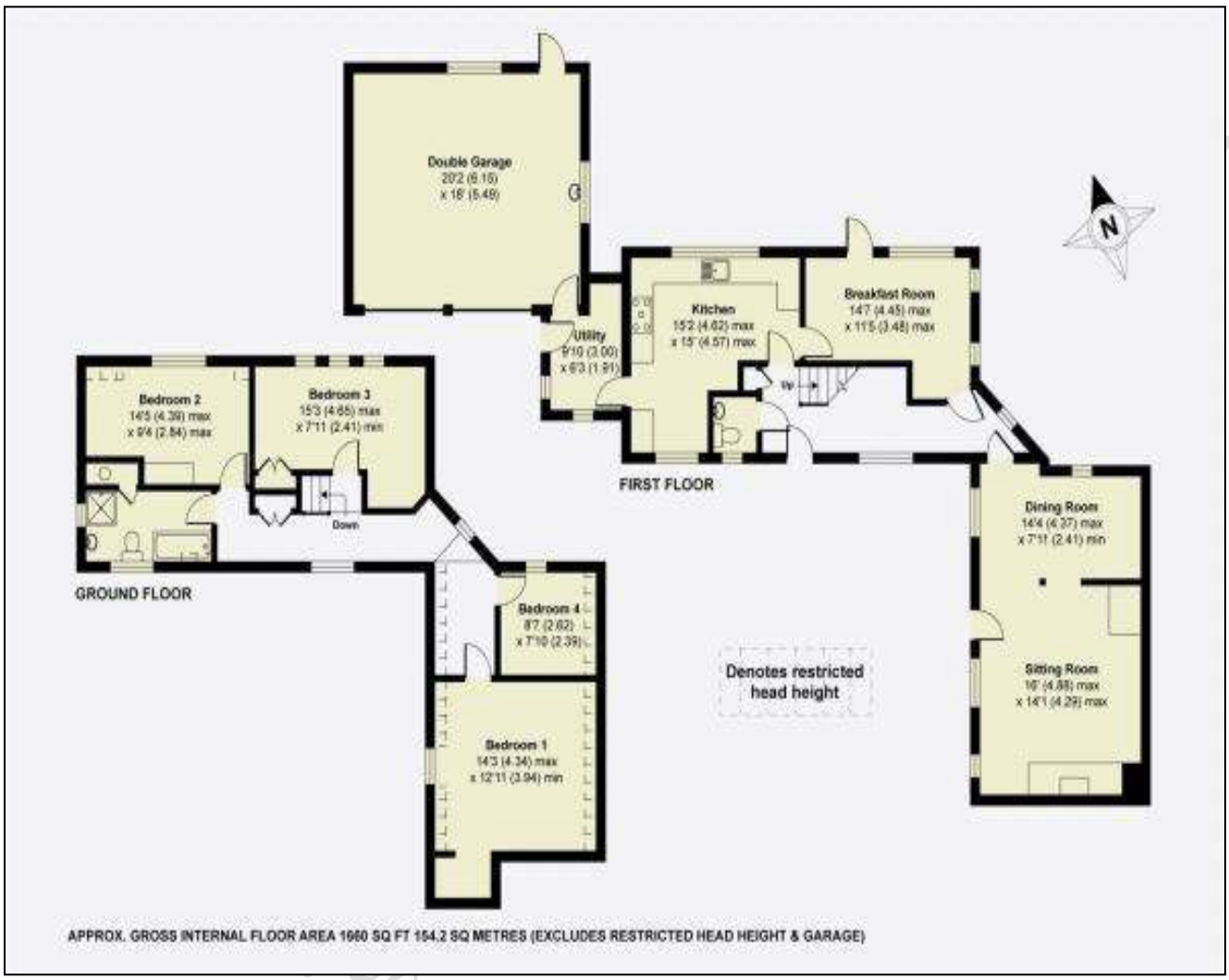
4) Link to Tudor Building

Outside Areas

To the front is a driveway with off road parking and a double garage. To the rear is a garden with a decking area and established trees.

Finally, all these details need to be checked and confirmed by your Legal Advisor.

Floor plan



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INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room.

Original Building

Ground Floor

Lounge

Dining room

First Floor

Master bedroom

Small bedroom

Modern Building

Ground Floor

Hallway

Stairs

Kitchen

Kitchen

Breakfast room

Cloakroom

Utility room

First Floor

Landing

Bedroom (rear left)

Bedroom (rear right)

Bathroom (left)

SUMMARY OF CONSTRUCTION

Original Building

External

Chimneys:	Brick chimney
Main Roof:	Pitched, thatched roof
Main Roof Structure:	Timber frame
Connecting Roof:	Lead finish
Wall Structure:	Traditional timber frame (assumed)
Wall Finish:	Lime render and cement render (assumed)
Windows and Doors:	Metal and timber single glazed casement windows including an eyebrow window

Internal

Ceilings:	Lath and plaster (assumed) Exposed beams
Walls:	Mixture of solid and hollow (assumed)
Floors: Ground Floor:	Tile on earth or Lean mix cement (assumed)
First Floor:	Traditional spine beam, large timber floorboards, where inspected.

SUMMARY OF CONSTRUCTION

Modern building and link corridor

External

Main Roof:	Pitched, clad with concrete tiles Protective underlayer with insulation (typically 1960's)
Main Roof Structure:	Cut timber roof with amendments
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic, internal
Walls:	Brickwork. Cement render, Tyrolean finish
Fascias and Soffits:	Painted timber
Windows and Doors:	Modern painted timber, single glazed, casement windows

Internal

Ceilings:		Plasterboard or proprietary board (assumed)
Walls:		Mixture of studwork and solid (assumed)
Floors:	Ground Floor:	Solid underfoot, assumed concrete
	First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed). The electric fuse board is located in the cloakroom and the boiler is in the garage. For information on the garage please see the External Areas section of the report.

We have identified the property as Grade II Listed on the BritishListedBuildings.co.uk website. We have made enquiries on this website only which may contain errors. Your legal adviser needs to check and confirm this.

Please see the Listed Building reference in the appendices

We have used the term ‘assumed’ as we have not opened up the structure.

Finally, your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 550 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

Once you have read the report we would recommend that you revisit the property to review your thoughts on the building in light of the comments we have made in this survey.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

1.0) The property has many of the original features left, which in our opinion add to the overall character of the property, although many will need maintenance.

We are sure you can think of other things to add to this list.

The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) Thatched Roof

The original building has a thatched roof. We believe, from the moss that we can see, that it is need of work.

Moss in the thatched roof

We would generally advise work to be carried out every seven to ten years dependent upon the area and type of straw or reed. As you are aware from talking to the neighbours at the rear of the property they have had work carried out every seven years. The work to the thatch on this property is now overdue.

Deteriorating thatched roof

ACTION REQUIRED: Obtain quotations for the thatch work. We would leave it to the Thatcher's discretion as to what they feel needs doing. We would obtain three quotations. You advised that you knew a Thatcher and from our discussions with the neighbours Dobsons Thatchers were employed to carry out the work on their property. We would recommend having a discussion with the neighbours about the quality of work etc.

ANTICIPATED COST: £7,500 to £15,000; please obtain quotations.

Please see the Roof Section of this Report.

2.0) Concrete tiled roofs to Modern building and garage

The concrete tiled roofs to both the modern building and the garage have a heavy coating of moss indicating to us that the surrounding trees may limit sunlight and air movement.

Moss to the front is not as bad as at the rear

Moss to the rear of the roof

2.1) Garage Roof

This is a shallow pitched roof and as such the tile finish will be particularly prone to damage from the moss.

Moss on the garage roof

ACTION REQUIRED: In the summer months use a soft brush (so that the surface of the tile is not damaged) to remove the moss from the roofs. If this causes damage to the tile surface then we would recommend that you stop and call us and we will advise further. We would also recommend that the trees are maintained as often as needed as this will help with the level of sunlight in the area as well as air movement, both of which should help to reduce the moss.

Please see the Roof and Tree Sections of this Report.

3.0) Roof linking the two buildings

There is a roof that links the thatched roof on the original building and the tiled roof on the modern building together.

Lead visible

Cement fillet

Roof linking the buildings together

This roof was difficult to view but from what we could see it looks to be lead with an awkward wedge of tiles on edge between the old and the modern building.

This will have damaged the hidden timbers in this area but there may also be other timbers that have been damaged from leaks that are not visible.

Link roof

Pattern staining to the rear of the property due to the lack of detail

ACTION REQUIRED: We would begin by adding lead externally to make this area watertight and then carry out investigations internally, by this we mean opening up the structure. We would also add a drip detail to the rear of the property but having said that there may still be problems with pattern staining as this is quite an awkward detail.

ANTICIPATED COST: In the region of £1,000 to £2,000; please obtain quotations.

Please see the Roof Section of this Report.

4.0) No firewall in older building

There is no firewall between the original property and the neighbouring part of the original property that is now in different ownership.

No firewall

ACTION REQUIRED: It is recommended that a firewall is added here and it should be as lightweight as possible. We believe there is both a boarding that can be used to create a firewall and also a blanket.

ANTICIPATED COST: For a blanket type wall we would expect costs to be in a few hundred pounds, although we have not had experience of fitting one of these. You need to check that it is an appropriate firewall for this age of property. Also please note our comments with regards to adding fire alarms within the roof area. These are often positioned on the chimney breast.

5.0) Guttering and downpipes to the modern property

Our first thought with regards to the gutters and downpipes is that there has been little thought given to how they have been positioned on the building.

Eyebrow roofs make it awkward to run the guttering
Very horizontal downpipe (red)

However, we do think that the eyebrow roofs make it difficult to add guttering on to this property. That said, there may be room for improvement particularly if a different material with more strength is used such as a metal guttering. We would also look into how the downpipes drain away.

ACTION REQUIRED: We would recommend that it is worth checking on a rainy day to see how the gutters perform and as mentioned this may be improved with a metal gutter with more integral strength. You also need to check how the water discharges, ideally a soakaway should be added for the water to discharge into, if one is not in place already. You can check this on the original Building Regulation drawings.

As an aside you will also have a constant battle with regards to the leaves from the trees and you will need to ensure the gutters are kept clean and clear.

Soakaway defined:

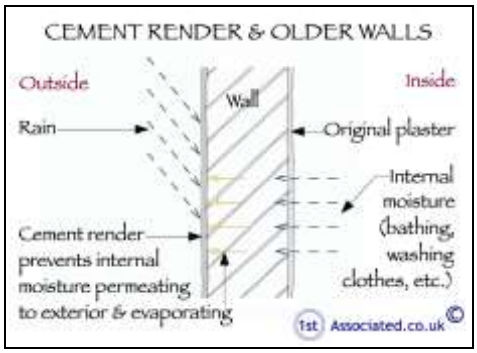
A soakaway is literally a hole in the ground, which allows rainwater to soak away. Often a soak away has rubble or pea-shingle in the soak away.

ANTICIPATED COST: This really depends upon what work is done but we would say £500 to £1,000, however soakaways can cost several thousands of pounds; please obtain quotations.

Please see the Gutters and Downpipes Section of this Report.

6.0) Render

As with older properties the render has been altered and amended over the years. There is, we believe, a combination of old lime render and new cement render.



Cement render

The cement render, as you are aware will stop the building from breathing and will affect the timber frame beneath. On the older building it is particularly important that any cement mortar is removed.

Lime every time- a bit more information

It is now generally considered good practice to render this age of property in a lime based render as this allows the property to breathe (please see the sketch above).

Unfortunately cement rendering is not appropriate for an older construction. We recommend you use a lime render in future regardless of what the builders say!

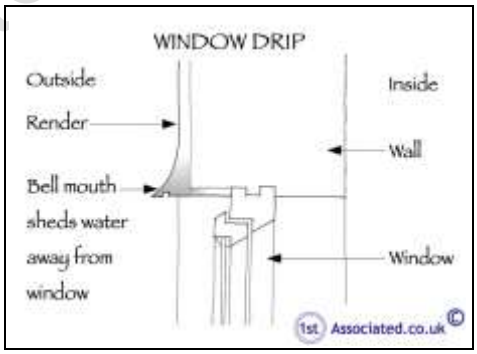
You do have the benefit of being able to gradually carry out the work particularly as the building is standing fairly straight and true from what we could see, considering its age, type and style.

ACTION REQUIRED: Initially we would recommend that drips are added to the render above the windows and bell mouths are added to the base of the property.

Window drip detail

Rotting window due to there being no drip detail above and the quality of timber is not that good

The original drip in the wood has been lost due to the render

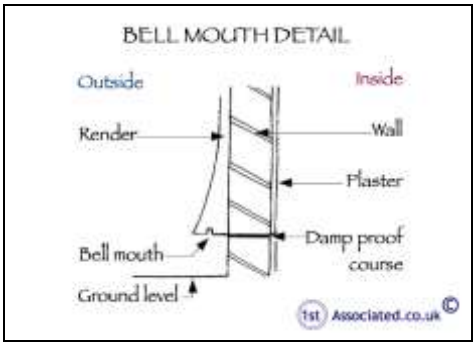


Window drip detail

Bell mouth detail

Where the old building links to the new building
No bell mouth to render (red)

No bell mouth to front of modern property



Bell mouth detail

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In the summer of 2014 we would employ a competent builder with knowledge of lime mortar and the skill to use it to inspect the building to check how many hollow areas there are and carry out repairs to any areas in need of immediate patching. We would then plan future work to the property elevation by elevation.

ANTICIPATED COST: Initial costs to improve the detailing and reduce the dampness getting into the property, £1,000 to £2,000. Long term repairs will be many thousands with a total budget of £6,000 not being unreasonable in this instance; please obtain quotations.
You should also have a good chat with your neighbour to ensure you can gain access to the other areas of the property.

Please see the Walls Section of this Report.

7.0) Dampness

To the rear of the old property we are finding high levels of dampness, double and treble in some areas of what we would expect to find. This is due to the ground level being high.

High ground level

The danger in timber framed properties is that the timber at ground level, known as the sole plate can rot. Ironically timber that is always damp or always dry holds together but exposing timber that was once damp can cause it to rot and deteriorate.

Great care needs to be taken when the ground level is being lowered in this area to ensure that you do not do more damage than good. All things being equal the property should benefit from less dampness.

Sole plate not visible to left hand side -level indicates where it should be

Damp readings taken where the sole plate should be are slightly high

Visible sole plate, middle of the room, has areas of rot

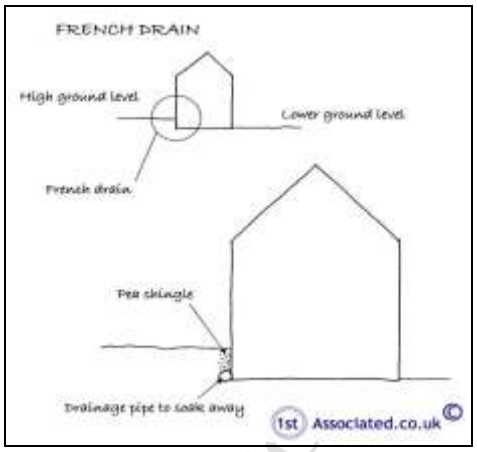
High reading of 74 to the stone/tile below the sole plate explains the rot

ACTION REQUIRED: As mentioned you need to be careful with what you do with regard to the ground level and how it can affect the timber, known as the sole plate.

Sole plate defined

The base horizontal timbers closest to the ground. Often these have been removed in properties over the years.

Ideally we would recommend that a French drain is added, however this is on your neighbours land so would need to be subject to discussions with them. We would have a cup of tea meeting with them before you legally commit to purchasing the property.



French Drain

French Drain defined

A French Drain is a trench dug around the property with a perforated pipe fitted underneath a layer of pea shingle that then feeds into the drainage system taking away any rainwater close to the property.

As mentioned earlier we would also recommend adding a bell mouth detail to the base of the render.

ANTICIPATED COST: In the region of £2,000 to £6,000 dependent upon whether the water can be drained away properly; please obtain quotations.

7.1) Dampness at high level

There is also dampness getting in at high level to the bedroom in the older property which we think is being caused by a defect in the thatch which is allowing water to come through. We cannot be certain of this without seeing the property when it's raining which unfortunately didn't happen during the course of the survey.

Dampness in the older property at high level in the link corridor

At the same time we would check the render at high level as there may be a hollow area of render. At present the bushes etc. obstruct this area slightly from our view. These are, of course the neighbours so you will need to work around these.

ACTION REQUIRED: Please see our comments with regards to the link roof and also the rendering.

7.2) Rear of Neighbours property

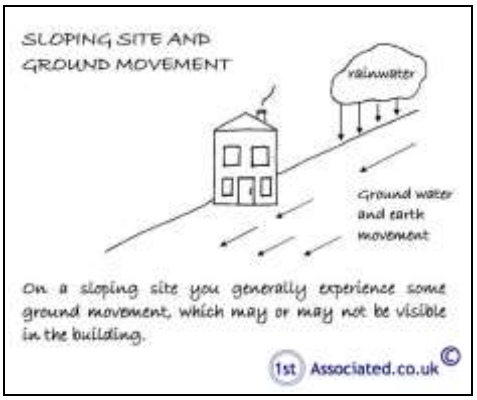
To the rear of the neighbouring property is an awkward detail with regards to the pitched roof of the shed that the neighbours have. We would have a cup of tea meeting with them to discuss work required on their side. Initially if they are not keen on this then you have a problem due to the dampness in this area.

Rear of neighbours property

Please see the Dampness Section of this Report.

8.0) Sloping site

The property sits on a slightly sloping site which tips water against the rear of the property, particularly the newer building. On the day of the survey the timber decking was covered in water and we could tell it has been covered in water many times and was particularly slippery.



Sloping site

As we discussed there may be a drain in the corner that is blocked by the leaves from all of the trees.

ACTION REQUIRED: We are finding that decking areas are good places for rodents to live and we are generally recommending that they are removed.

In this case we are also recommending that a French drain is added which can be combined with the gutters and downpipes

Decking area to rear of property

from the building, and draining possibly into a new soakaway, as mentioned earlier in the gutter section.

We also mentioned adding a French Drain earlier to the older building on your neighbours land. We would suggest that you offer to add guttering to their outbuilding as this would hopefully help them to decide to allow you access to your property from their land. Ultimately you legally have a right to maintain your property but it is always far better, in our opinion, to do things on a friendly basis.

Neighbours outbuilding has no gutters

ANTICIPATED COST: £1,000 to £3,000 pounds for a new soakaway assuming you can get some form of mechanical digger around the back, otherwise this would need to be dug by hand; please obtain quotations.

9.0) Windows

As discussed the property does have some older windows, both metal windows and timber windows which have a thin profile known as a Lambs-tongue.

Lambs Tongue Defined

This is a moulding shaped rather like a tongue, with a symmetrical profile and a narrow edge.

Window needs redecorating

The other windows are newer and are typical of those used in the 1970's, in most cases.

Metal window is deteriorating

Timber window has rotted through

ACTION REQUIRED: We do believe that the windows are saveable, however with some of them it may be more economical to replace. You do need to repair or replace them before the winter of 2014 as most are already showing bare timber in parts;

ANTICIPATED COST: Very difficult to estimate the cost but we would say you will need to spend at the very least £50 to £100 per window to save them and a few of the windows, particularly those to the rear of the property will be considerably more; please obtain quotations. We have provided reference material regarding windows in the appendices.

Please see the Windows and Doors Section of this Report.

10.0) Trees and vegetation growing on the property

As discussed most insurers now require you to advise them of any trees close to the property. As mentioned, over the years insurance companies have become more concerned about trees even though they may have lived alongside old buildings for years and years.

Height of the trees

Our general thought it that if the buildings and the trees are of a similar age then they tend to live fairly well together providing

that conditions have not changed majorly, for example, laying tar mac for parking etc. In this case we can see a number of trees and bushes have been cut back.

Tree hacked down to the rear right

Plants have been cut down around the property

ACTION REQUIRED: Generally as long as you maintain the trees and prune them yearly, there should not be any adverse effect. As discussed you do need to consider how the trees affect the natural daylight and also how they give you privacy.

With regards to the tree to the rear right hand side we suggest that you discuss this with your neighbour before you cut this down as no doubt it will affect them as well.

Ivy growing on the wall

There is another tree that has been hacked rather than cut down properly and still stands a few metres high, you may wish to have this cut down properly.

Again we would remind you that you will need to carry out garden maintenance to ensure that the leaves etc. need to be cleared from the gutters as this will be a constant battle.

10.1) Plants growing on the property

With regards to the plants, climbers etc. growing on the property we would recommend that trellis work is put behind them to give them something to hold onto other than the actual building.

ANTICIPATED COST: A few hundred pounds; please obtain quotations.

Please see the Trees Section of this Report.

11.0) Differential movement

We noted cracking caused by differential movement between the original and the new property and its various amendments.

Crack near the staircase

Cracking to the lounge area

Wall to ceiling crack in the link corridor, first floor

Cracking where the old building meets the new

Differential movement defined

This is where different elements of the structure move at different rates and can over time cause cracking. Often movement joints or construction joints are used as a way of avoiding such cracking.

We would also add that the movement is affected by dampness getting into the building which generally unoccupied buildings, to some greater or lesser extent, experience when empty.

ACTION REQUIRED: Monitor the cracks. By all means repair them but expect them to appear again. Your Legal Advisor to specifically ask if there has been any underpinning with regards to the property as this can cause as many problems as it can solve. If you advise us we can then investigate this further.

Please see the Internal Walls Section of this Report.

12.0) Cold bridging and condensation

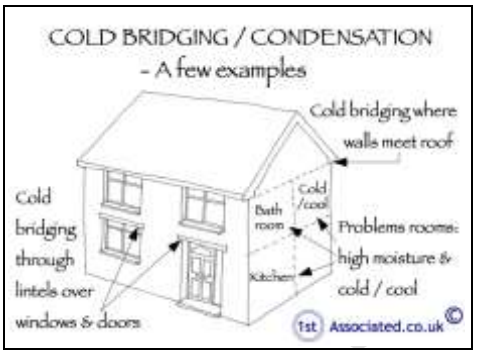
At the time of the inspection there were areas of black mould that had formed in the lesser heated areas of the property, this is known as cold bridging.

Cold bridging to cupboard in the small bedroom

Black mould caused by cold bridging in the bedroom

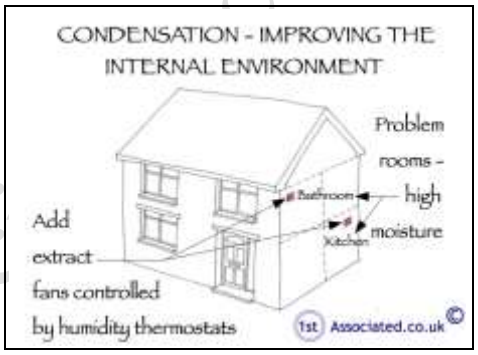
Cold Bridging Defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



Cold bridging

ACTION REQUIRED: There are things you can do to help such as add large humidity controlled extract fans in the bathroom, the kitchen and any rooms that you use for drying. There is a small extract fan in the bathroom but we would prefer to see this replaced with a larger extract fan.



Condensation

ANTICIPATED COST: £200 - £400 per extract fan depending upon wiring required: please obtain quotations.

13.0) Part refurbishment /full refurbishment internally

As we are sure you are aware parts of the building have been modernised, for example, the kitchen area and the downstairs cloakroom and there are those areas in dire need of refurbishment, in fact most of the rest of the property.

However, as discussed, this will give you the opportunity to stamp your mark on it and make it your property. It will give you a reason to visit design exhibitions and we would recommend such a visit to Solopark, near Duxford in Cambridgeshire or any reclamation yard to see what you can find, you may even find old windows if you wish to use them.

14.0) Cups of tea meetings , Listed Buildings and conservation officers

Although this is not a bad item it is a point to be aware of. As this is a Listed Building the entirety of the building and the boundary fences are all listed usually including the modern areas.

ACTION REQUIRED: We would recommend that you meet with the local Conservation Officer on an informal basis to discuss the property. We find that if they are approached in the right way that Conservation Officers can be a great source of information and also have a different view on older properties to most people.

SPAB (The Society for the Protection of Ancient Buildings)

We would also recommend that you attend a SPAB (The Society for the Protection of Ancient Buildings) course and become a member of this as it helps you to understand the world of conservation enabling you to do what is best for you and the building.

You will able to discuss the alterations you are proposing to the bathroom which may require Building Regulations approval and we are not sure exactly where the drainage is as it could be hidden under the decking but it could all be to the front of the property. Please see our comments within the Services sections of the report.

14.1) Second cup of tea meeting

It was nice to have a brief chat with the neighbours to the rear of the property during the course of the survey and great that they were happy for you to take their phone number. We would take the opportunity to have a cup of tea meeting with them as soon as possible to hear what else they have to say about the area, the house etc, etc.

We would also try and meet the neighbour directly next to you as well.

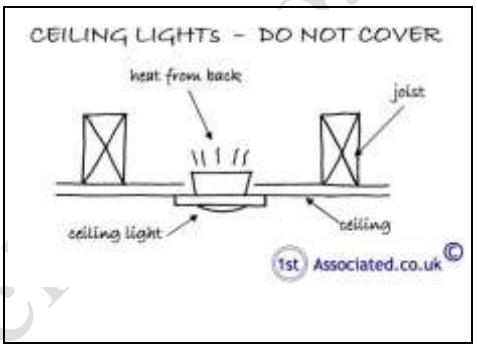
15.0) Services

15.1) Electrics

15.11) Ceiling lights

The property has some flush ceiling lights. In some instances these can cause problems as the heat given off has in some cases lead to outbreaks of fire (we have experienced this a few times).

Ceiling light



Ceiling lights

ACTION REQUIRED: We recommend these are replaced with LED lights or similar low heat lights.

ANTICIPATED COST: A few hundred pounds, dependent upon the type of lights used; please obtain quotations.

15.12) Older Bakelite fittings

The property has an above average number of Bakelite fittings in the roof space.

Bakelite defined

Trademark name for an early form of plastic usually dark brown in colour and used mainly for electrical fittings and equipment.

Bakelite fitting

ACTION REQUIRED: We would recommend that these are replaced.

15.13) Rodents

We would comment that there are rodents of some form in the roof, rats, mice or squirrels who appear to be keen on eating the wiring.

ACTION REQUIRED: For this reason alone we would recommend that the electrics are checked even though it did pass our earth check and has a relatively modern (past thirty years) consumer unit.

ANTICIPATED COST: A few hundred pounds; please obtain quotations.

15.2) Heating of the property

It is always difficult to advise on heating a property such as this as it varies on how warm people like a property to be. If you recall the property was quite warm during the course of the survey but it was one of the warmer days of the year (and even managed not to rain for the afternoon).

This will be very different to spending a cold winter's night in the property and you may want to look into secondary glazing or indeed double glazing. This is where the meeting with the conservation officer will come into play as they will be able to guide you as to what they will be happy with.

15.3) Where are the drains?

During the course of the survey the only manhole that we found was to the front of the property and this was relatively shallow and was full of roots. However, when we ran the tap from the kitchen the water did not appear to run through this drain. This means it may be bypassing it or it may run to a drain at the rear of the property, possibly with a manhole hidden underneath the decking.

Shallow drain to the front

ACTION REQUIRED:

1) Ask the existing owners if there is drainage to the rear of the property. We are advised they are plumbers so they should know.

2) Failing that the water board have listening devices and they may be prepared to listen and identify where the drains are.

3) Or we know a Surveyor who is good with divining rods (seriously!) and we are sure they will happy to come over to locate the drains.

ANTICIPATED COST: A few hundred pounds; please obtain quotations.

Please see the Services Section of this Report.

The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

As with all old properties you need to appreciate and understand how they work and be prepared to carry out regular maintenance to them. We feel that this property is in average/ slightly below average condition due to the number of items that need attention.

There is nothing which we feel falls within this section providing you are happy with the characteristics and associated costs of the property which we have mentioned throughout the report and that you are happy to carry out the work and the investigations that we have recommended.

Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style. Such character defects are normally considered acceptable and may not have been specifically referred to as defects within the context of this Report. The Report is looking at structural issues which we consider may be a problem.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

Getting to know more about older properties - SPAB course

We would recommend that you go on a Society for Protection of Ancient Buildings (SPAB) weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The website for this is www.SPAB.org.

Services

Whilst we have carried out a visual inspection only of the services within the property and we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

Electrics

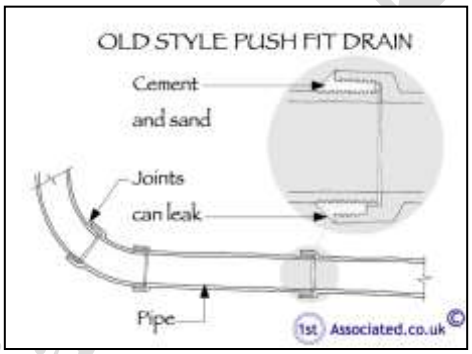
We are recommending that the ceiling lights and Bakelite fittings are replaced and the electrics are tested due to the damage from rodents, there may also be older wiring in the older property. The Institute of Electrical Engineers standards (IEE) also recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years.



Push fit drain

The location of the drains needs to be established. Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

> **ACTION REQUIRED – SERVICES:** We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating and, as discussed, a new bathroom to turn the property into your home. We have detailed these and other issues within the main body of the report.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have however referred you to sources of general information on the housing market within the Information on the Property Market Section, which can be found in the Appendices at the end of the Report.

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any "**ACTION REQUIRED**" points.

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

There is a fair amount of work that needs to be carried out to this property and from a Surveying point of view you need to start by making it wind and water tight. You have the benefit of the spring, summer and autumn months to carry out the external work followed by the internal work you wish to do.

This also depends on how involved and hands on you wish to be. We have mentioned the Society for the Protection of Ancient Buildings and it is well worth going on one of their courses once you have lived in the building for a while to decide if you wish to be hands on or hands off. We are more than happy to give further advice if it is required.

We do believe that you need to negotiate on price with regards to the items mentioned in the report as the building is in below average condition and you will need to carry out the work.

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read the Report in full and contact us on any issues that you require further clarification on.

MORE ABOUT THE REPORT FORMAT

Just a few more comments about the Report format before you read the actual main body of the Report.

TENURE – FREEHOLD (OR AS GOOD AS)

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We are employed as Independent Chartered Surveyors and offer an independent point of view.

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

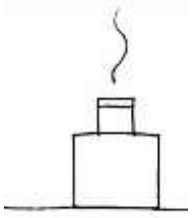
OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

From our investigations the property is Grade II Listed (your Legal Advisor should confirm this and make their own enquiries) and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly the use of appropriate materials for the age, type and style of property.

EXTERNAL



CHIMNEY STACKS

Chimney Stacks

Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

There is one chimney to this property which is located to the right hand side of the original building and sits on the party wall (all directions given as you face the property).

Chimney One - right

This chimney is brick finished with a cement flashing and chimney pots. From what we could see, from ground level, it looked in average condition considering its age, type and style. We did note that there is some moss which indicates it is starting to deteriorate. We could also see areas of light coloured mortar indicating that work has been carried out recently.

Moss just starting to grow on the chimney

Rear of the chimney has a crack between the two chimneys

Chimney - right

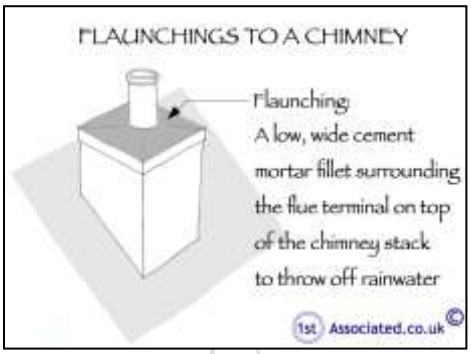
There is a lot of debate as how chimneys should be finished when there is a thatched roof to stop dampness getting in.

From ground level we cannot tell if the mortar has lime in it or not but, as we are sure you can appreciate, lime tends to be slightly better as it can move with the property as opposed to cement mortar. However, we have had all sorts of

discussions and opinions with Thatchers over the years as to the best way to seal a thatch.

Unfortunately we were unable to see the flaunching, we therefore cannot comment upon them.

ACTION REQUIRED: Periodically inspect the chimney.



Flaunchings

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.

Party Walls

The party wall relates to shared items, such as the chimney and the firewalls. If you do any work on these you will need to work within the Party Wall Act. Here is a brief explanation of it. We recommend you seek professional advice on party wall work.

Party Structures Defined - Party Wall Act Etc. 1996

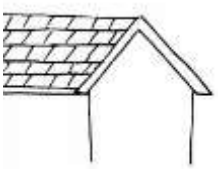
A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

Any work to party structures, such as party walls or party chimney stacks, require agreement under the Party Wall Act. We would be more than happy to offer you help and advice in this matter.

We have nothing to specifically say in this case although we recommend that you gain access into the adjoining property to see how the two properties meet. Also you may be able to add the party wall as a shared cost.

Finally, we have made our best assumptions on the overall condition of the chimney stack from the parts we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.



ROOF COVERINGS AND UNDERLAYERS

The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

Dependent upon the age of your property and the type of construction it may or may not be present, please read on:

We will consider the roofs in five areas:

1.) The main thatched roof – original building
2.) The tiled roof – modern building
3.) Roof linking the original and newer building
4.) Utility roof that links to the garage
5.) Small roof over front entrance

THATCH

Thatch – General Information

Thatch was the most common form of roofing in Britain until about the 17th Century on domestic structures, particularly in the South East of England. Its use was limited by legislation due to the risk of fire, initially in the City of London, which in turn, was followed by larger cities/towns, and eventually considered good building practice as the fear of fire was great in years gone by.

For example, in London, it was compulsory by 1212 to give thatch a coat of white wash to protect it from sparks, and new houses were not allowed to be thatched from this date. However, this legislation took some time to be adopted in other areas, but by the early/mid 18th Century, thatch was generally prohibited from use.

There are three main types of thatch common in England; Long straw, Norfolk reed and combed wheat reed all usually laid on a pitch of about 55°. Each have different characteristics, last different lengths of time and also vary in cost

Thatch roof – original building

We believe that some repair work is required to the thatch, which we believe is a combed wheat roof. The beauty of a thatched roof is that it can be repaired and repaired and repaired again. Very rarely do you have to strip it back to the main structure and re-roof it.

ACTION REQUIRED: Ideally before you commit to purchase the property we would recommend obtaining quotations from a local thatcher and negotiate based upon these costs. Thatching is not cheap but at least today you can find Thatchers whereas at one time it was a problem.

Please see our comments within the Executive Summary regarding moss.

The thatched roof on original building

Moss on the thatched roof

Tiled Roof – Modern building

The roof to the modern building is interesting as it is pitched and clad with a concrete tile at a pitch similar to that of a thatched roof. The roof has two eyebrows to the front of the property that were much more common within thatched roofs and small tiled roofs.

Tiled roof

We do feel upon reflection that the roof has been built in keeping with the thatched building. It will be interesting to ask a Thatcher how much it would have cost to thatch the original building. The roof, from what we can see at ground level, looks to be in slightly below average condition due to the moss.

Tiled roof

Cement fillet

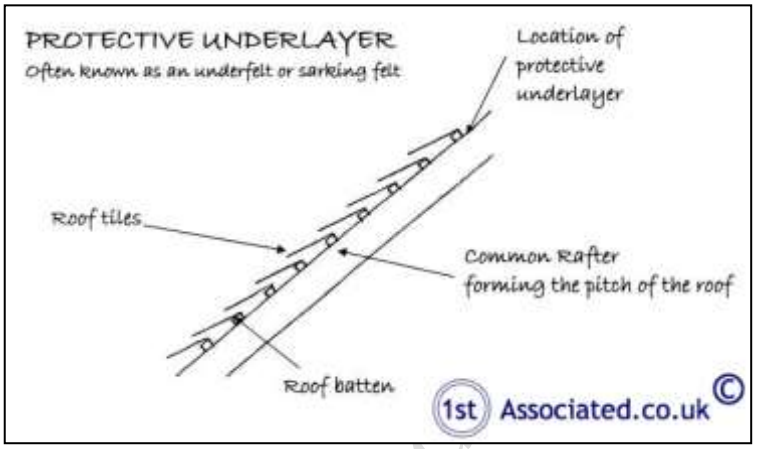
ACTION REQUIRED: Please see our comments within the Executive Summary about removing the moss but please do not use any chemical sprays as we would say that the jury is still out on what damage these can cause.

Also please see our comments about the surrounding trees regarding natural light and air movement.

Moss on the tiled roof

Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



Protective Underlayer

Modern Building

When we inspected the loft space in the modern building we found a Hessian based Bitumen membrane with insulation. This type of membrane has been used since the 1960s. We generally found it to be in average condition, with damage in some areas which is what we typically find.

Sarking felt has come away

Underlayer with insulation

Protective underlayer visible below the insulation

Linking roof

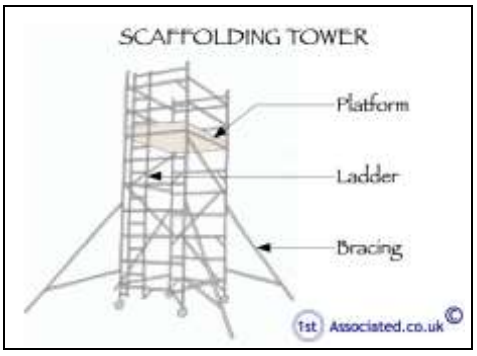
We could see a small area of lead. To the rear there is pattern staining down the wall due to the poor detailing on the roof.

ACTION REQUIRED: We feel it may be possible to add a drip detail to this roof that throws the water away from the building but it is difficult to tell because we could not get up onto the roof.

It may be worth buying a tower scaffold. In our experience it is possible to buy one second or third hand and still sell it on at the price you paid for it. However, it may be useful to keep for general maintenance on the building, for example for cleaning the moss of the roof and will allow builders and roofers etc. good access. Please see our comments within the Executive Summary

Linking roof

Pattern staining



Tower scaffold

Utility Room Roof

The garage roof is also the utility room roof. This roof is shallow pitched, clad with concrete tiles and again it is covered in moss.

ACTION REQUIRED: We would again clean this roof and check its condition.

As a general comment regarding the moss on the roofs we would say that it is important to clear it as if not it will probably block the gutters along with the leaves and will allow water to cascade down the render of the building which is not wise, particularly with an older building.

Small roof above front entrance

This is a pitched roof clad in large tiles. There is no guttering.

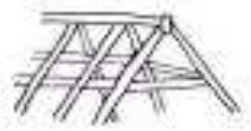
Large tiles

No gutter on this roof

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.

Finally, we were only able to see approximately eighty to ninety percent of the main roofs and ten percent of the link roof from ground level, via our ladder, or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.



ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Original Building – thatched roof

Roof Access

The thatched roof is accessed via the loft hatch located in the rear bedroom behind the door and is just about human sized as it has been formed between the rafters which are between 400 and 500 mm wide. There is no loft ladder, electric light or secured floorboards. We would recommend that a light is fitted but would not recommend that a ladder is added as it would mean adjusting the opening. No secured floor boards should be added as we would not recommend using this roof.

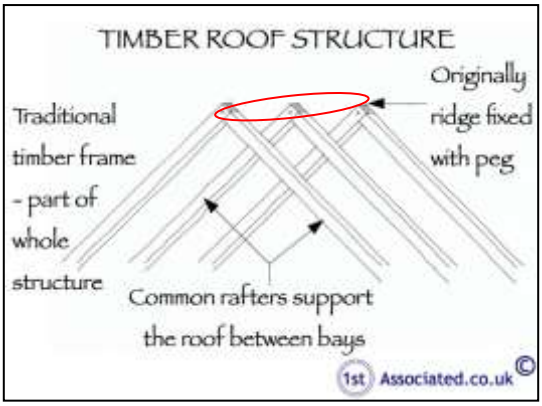
Small access hatch

The whole of the loft has been viewed by torch light, which has limited our viewing slightly.

Roof structure

This property has a timber frame which also forms part of the roof structure.

The roof looks to have been machine cut from what we could see with a few hand cuts forming the purlins. Between the roof trusses, as you can see in the sketch, common rafters were used.



This is what an original timber frame roof would look like. The roof in this property has a ridge board (red)

If you go into the roof you may find further timbers (but we think it unlikely that you

will find a mummified cat as much of the timber has been replaced!).

As is common with most older roofs there is an element of woodworm in the roof and we feel this is inevitable with this age of property. We do not believe that this building or any building of this age is one hundred percent free of woodworm but it does help to make the conditions less desirable for the woodworm. This will happen fairly automatically when you make the building watertight and heat the building to a better level.

As an aside we would of course add hard wired fire alarms within the thatch roof as it is a high fire risk.

Ridge board- unusual for this age of property indicating it has been renewed post War

Checking for woodworm

Purlins defined

The purlin is the horizontal timber member usually running from gable end to gable end and parallel with the walls which supports the jack or common rafters (the angled rafters forming the slope to the roof)

Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects to the timbers
3. Structurally significant dry rot
4. Structurally significant wet rot

Old purlin with relatively modern timbers

Our examination was limited by the general configuration of the roof. What we could see was generally found to be in slightly below average condition (with some woodworm visible) considering its age. It is, however, feasible that there are problems in the roof that are hidden.

> **ACTION REQUIRED**: We would double check the roof during the spring months to see if any frass is visible (chewed up wood that woodworm leave behind). We would also advise you that the only way to be 100 per cent certain is to have the roof cleared and checked. This would require crawler boards which in turn may bring down one of the lath and plaster ceilings beneath it if you do go in this roof.

Modern building – tiled roof

Roof access

The tiled roof is accessed via the loft hatch located on the landing to the left hand side. There is no loft ladder or secured floorboards. We recommend that these are added, as it will make the loft space safer and easier to use.

Roof structure

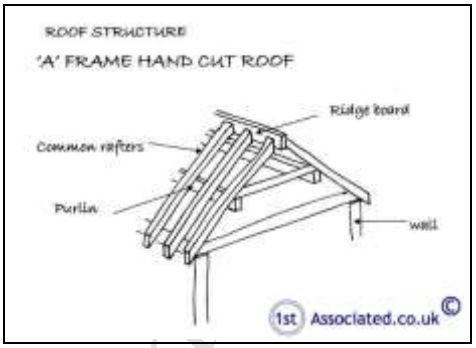
This type of roof structure has what is known as a cut timber roof with amendments. This is a roof that is purpose made and hand built on site, which was a common way of constructing roofs up until about the 1960's.

Roof structure – modern building

Cut timber roof with props added, often after roof spread

We cannot make up our minds whether the bracing has been added to stop roof spread or whether it was just the way the roof was constructed. The roof has an unusual construction as we would have expected to see an A Frame on the main roof truss.

We would have expected to see an A Frame truss



A Frame roof

The roof is in slightly below average condition. Without the original design details we cannot categorically confirm that there are no defects.

Roof Timbers

We have inspected the roof structure in this roof for the same items mentioned in the thatched roof from serious active woodworm to wet rot.

We would comment that, from our limited view of the roof, again due to the general configuration of the roof that it looked in average condition considering its age. We would say that the timbers are smaller than we typically come across but then this building may have been built during the War Years when there was rationing of materials, or prior to Building Regulations coming into general enforcement in 1948, or it may have been a one off construction by a local builder.

Cross brace is flimsier and thinner than we would expect

Original and modern roof

Fire Walls

We noted a brickwork and blockwork firewall between the original roof and the modern roof and another constructed of lath and plaster probably with wattle and daub behind it.

Blockwork and brickwork firewall

Lath and plaster firewall probably with wattle and daub behind it

No firewall was noted between the older building and the neighbouring property.

ACTION REQUIRED: Please see our comments within the Executive Summary.

Water Tanks

We noted a water tank in the modern roof space. This is a plastic tank that needs a proper lid as opposed to a plastic sheet.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are often cleaning your teeth with this water it is best that it is as clean as possible!

Water tank covered by plastic sheet

Ventilation

There is no ventilation in the roofs.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case what we could see was old and dated and we could also that mice, rates or squirrels were biting through the insulation in the roof which can in turn damage the electrics.

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roofs structure. We have not examined every single piece of the roof. We have offered a general overview of the condition and structural integrity of the area.

GUTTERS AND DOWNPIPES

The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes – modern building

The gutters and downpipes are plastic.

Very horizontal downpipe

Damage visible to the downpipe left of the garage door

ACTION REQUIRED: Please see our comments within the Executive Summary.

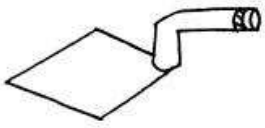
Soil and Vent Pipe

The soil and vent pipes are internal and, plastic where visible at roof level.

Soil and vent pipe

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

WALLS



External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

The walls are constructed using a traditional timber structure with a render finish to the original building and brickwork (assumed) with cement, Tyrolean render finish to the modern building.

Original building

Timber Structure

Traditional timber frame buildings were the way we built for many centuries, although few survive from before 1500. We continued to build in timber to the 1800 century, mainly using Oak and Elm, but as timber supplies reduced other timbers were used and we moved to non-local materials, particularly as the sea, canal and rail systems developed.

In this case it appears to be a relatively normal timber frame structure with the main structural frame mainly hidden in the walls but there are visible spine beams in the property that are centred at approximately two metres (six feet, six inches) with the joists between being spaced 400mm to 500mm. There are also many older timbers but also many new timbers and as mentioned the newer ones, as mentioned are squared.

Main Timber Frame Walls

These would have been built in bays with infill timbers and panels with wattle and daub, replaced later with other materials, typically in this area it is likely to be brickwork as brick making was very common and bricks were abundant in the area. However we cannot be certain until the structure is opened up.

Sole Plates

Our concern here is the sole plates at the base of the structure which can rot and deteriorate and cause defects in the building. In many buildings they have been replaced over the years, in this case we are not certain. We would recommend opening up the structure to the rear where the dampness is before lowering the ground level to see the construction.

Sole plate not visible to left hand side -level indicates where it should be

Damp readings taken where the sole plate should be – slightly high

Visible sole plate , middle of the room, has areas of rot

High reading of 74 to the stone/tile below the sole plate explains the rot

Taking readings above where the sole plate would be

High readings near where staircase has been removed

ACTION REQUIRED: Please see our comments within the Executive Summary

These buildings are typically listed and require care and regular maintenance. In this particular case we would comment with regard to the timber frame structure that as with any work on an old traditional timber frame, structurally it is best to expose part of the structure, in this case hidden behind a render, before carrying out any work.

Modern Building

We assume that the modern building is constructed of brickwork, not seen.

Render

Original Building

We believe this to be a mix of lime rendering with some cement render.

Render to original building

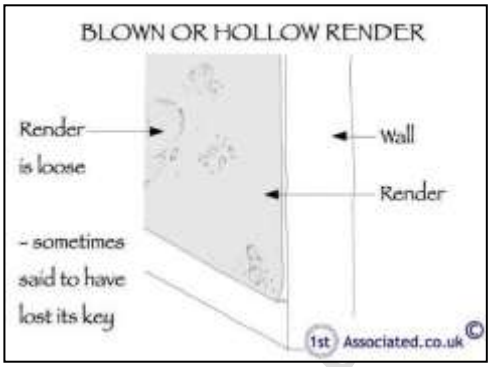
Modern Building

The external walls are finished in a cement based Tyrolean render.

Render to modern building

Hollow areas

We have carried out a tap test (literally briefly hitting the render with the back of a hammer). We found it to be in average condition for its age, type and style.



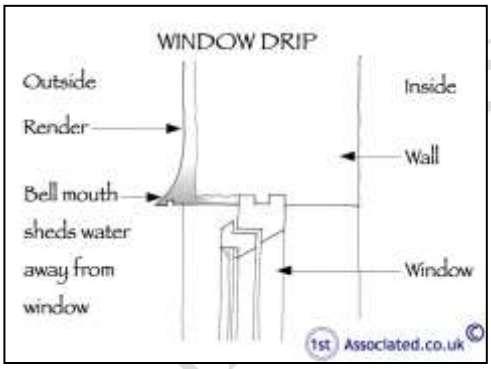
Blown or hollow render

Render Detailing

You can normally tell whether the render is good or not by the drip detail over the window and the bell mouth to the base of the property.

Window drip detail

In this case we found no drip detail to the windows.

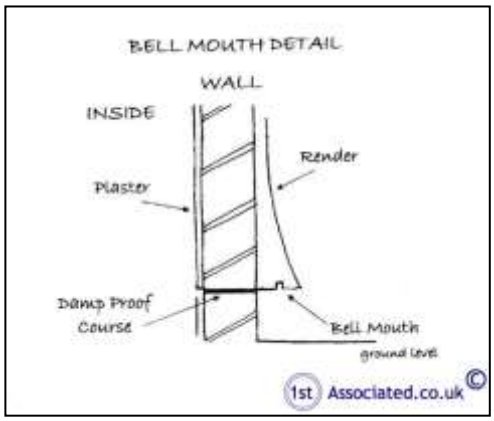


Window drip

No window drip

Bell mouth to base of property

To the base of the render there is bell mouth detail to the front of the older building and partly to the newer building but generally this needs carrying out to the rear of the property.



Bell mouth detail

Bell mouth detail to modern building - left

Bell mouth detail to front of original building

Painted render/painted walls

Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive. Ideally this should be carried out in the summer of 2014 but can possibly wait until the summer of 2015.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by a traditional timber frame / brickwork / render / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the traditional timber frame / brickwork/ render / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the traditional timber frame / brickwork / render / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always at it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

FOUNDATIONS

The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

In a property such as this it is likely to have a mixture of foundations, due to the property being extended and altered over the years.

We would expect this to include next to no foundations to the older property with step brick foundations/stone or concrete foundations to the newer part.

Clay

This property stands on clay. Clay has two properties; one of which is it retains water and the other is that it moves depending upon its water content. It is therefore more susceptible than most conditions should drains leak or trees be allowed to overgrow, or if it is within a water course, etc. It is not unusual to have some settlement in properties built in clay.

Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

Cracks

In this case no cracks were noted but please remember that much of the wall was hidden by vegetation.

We would refer you to our comments with regard to building insurance throughout this report.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

We would always recommend that you remain with the existing insurance company of the property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES

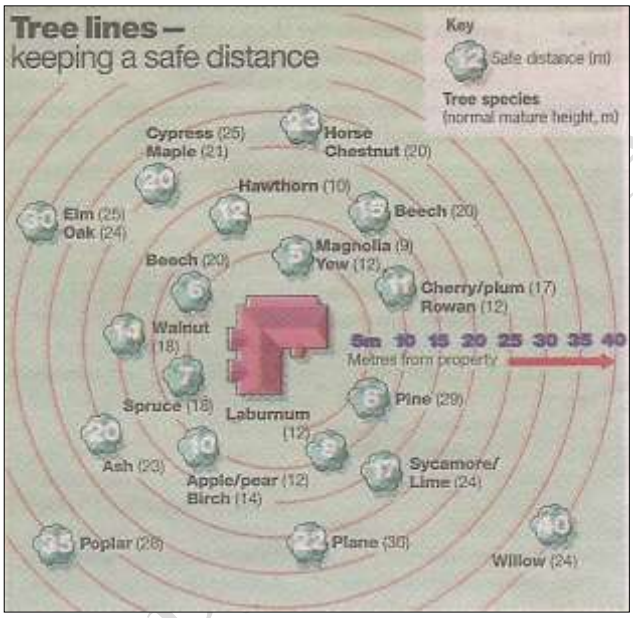
FOUNDATIONS

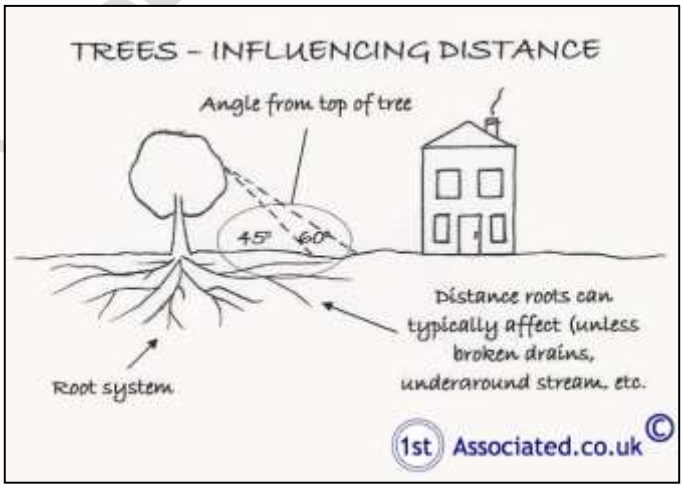
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are trees within what insurance companies would term as influencing distance of the property, one to the front and several to the rear.

ACTION REQUIRED: Please see our comments within the Executive Summary. We would recommend that you obtain advice from an arboriculturist (not a tree surgeon).

Nearby tree





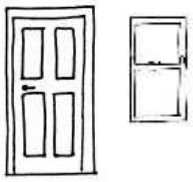
Influencing distance of trees to a property

Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Please also refer to the External Areas Section.

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

The fascias and soffits to the modern building are timber. We would comment they are in below average condition for their age, type and style. We can see that they are deteriorating with bare timbers visible.

Fascias and soffits need painting to left hand gable

Fascias and soffits paint flaking away

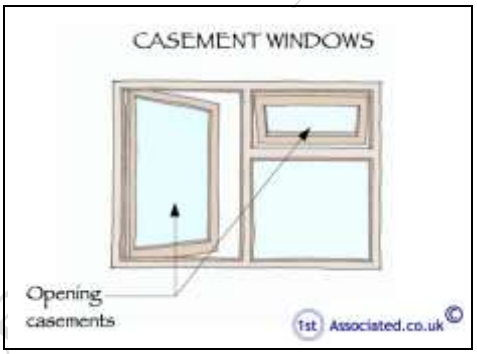
ACTION REQUIRED: Redecorate. Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.

Windows and Doors

The property as a whole has a combination of older and newer single glazed metal windows and timber casement windows.

Metal window

Metal window



Casement window

Knife Test

We have tested the timber windows by pushing a knife into a random selection. We generally tend to do the lower windows as access is easier. In this case we could push the knife right into some of the windows.

Metal window in the lounge

Knife test in window – timber has deteriorated

Rotting timber window

Crack in glass in timber window

We noted a crack in the glass of a timber window. This can be a sign of movement in a property, although, in this case it may be due to the swelling of the wood and the rotting away of the windows.

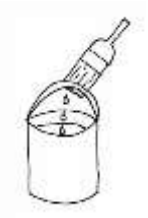
Crack in the glass

We also noted a window in the modern property hits the guttering when opened.

ACTION REQUIRED: Please see our comments within the Executive Summary. We do believe the windows are saveable but whether it is the most economical way forward is a different question.

Window hits the guttering when opened in the modern property

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.



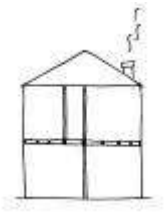
EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

Ideally we would recommend redecoration is carried out in the summer of 2014 or by the summer of 2015 at the latest.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.



INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceiling Construction

There are two completely different types of construction as you are probably aware. Within the original, older property there are exposed timber beams and lath and plaster. The main larger beams are known as the spine beams, with inter-connecting ceiling/floor rafters which are approximately 400 to 600 centres of varying sizes and ages.

Often these timbers are re-used timbers, used sideways as it was more practical but this leads to higher levels of deflection than usual in modern properties.

We spoke about this deflection, we would say this is fairly common in this type of property but it is slightly above what we would normally expect to find. Because of this type of construction noise can transfer from the ground floor to the upper floor quite easily.

Original ceiling

Timber beams

Checking the timbers on the ground floor

Metal brace added to the timbers in the ground floor lounge

Spine beam has been cut away to increase head room on the old staircase

Lath and plaster ceiling – master bedroom

Modern ceiling

We are assuming that the ceiling construction in the modern property is joists with plasterboard or proprietary board finish and mock beams.

Mock beams

Internal Walls and Partitions

Original property

Within this property there are traditional timber stud walls which have been in filled over the years with different materials.

Brick panel

As we discussed there is a relatively modern brick panel in one of them. We would also comment that the small brick around the brick is not the original. These properties seem to have many alterations over the years which the occupiers at the time considered to be improvements.

Modern building

The internal walls and partitions in this newer building are, we assume, a combination of studwork and solid, blockwork with a plastered finish.

Studwork wall to bathroom, first floor

Perimeter Walls

Original building

These are likely to have a timber carcass within them, often known as the primary timbers as these are the ones that hold the building together.

Pattern staining to wall above window in master bedroom

We have mentioned earlier within this report about the sole plate which is at the base of a wall which can be affected by dampness, causing wet rot and dry rot and general deterioration. As this ground floor sole plate effectively forms the base of the timber frame

and in most cases it is very difficult / impossible to see, we have to make assumptions. In this case we would comment that we believe it is hidden by the earth and could therefore be damp. If it is consistently damp it will hold its strength, it is when it is exposed and allowed to dry that it will start to disintegrate and great care needs to be taken when carrying out work to the rear of this property.

Modern building

We believe these to be solid brickwork. They could possibly be blockwork but we have not been able to see this in any areas to confirm.

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

Cracking- differential movement

Cracking near the stairs

Cracking to small bedroom in older building travels between the wall and the ceiling

Vertical cracking in small bedroom

ACTION REQUIRED: Please see our comments within the Executive Summary.

CHIMNEY BREASTS, FLUES AND FIREPLACES

With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The chimney breast is located centrally and is brick with an Inglenook fireplace base. We could see, via an opening in the fireplace that there has been a circular lining put within this.

We also noted possible Asbestos.

We are always concerned about the worst case scenario of a fire within a thatched and timber property as there is a lot to burn after all.

Inglenook fireplace

Possible asbestos in the chimney

Lining in the chimney

ACTION REQUIRED: We would recommend a hardwired fire alarm system is installed.

Our insurance company requires us to advise we are not asbestos surveyors and recommend that you have an Asbestos survey carried out. We would always recommend that Asbestos is removed.

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be

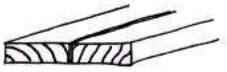
concealed very well when chimney breasts are hidden particularly when plastered over.

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues Section of this report.

FLOORS



Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

Original building

As with most older properties, the ground floor is not level and true.

We have assumed that originally the ground floor construction is tiles on earth or trampled/compacted earth. Over the years this has been replaced with various different floors usually with a concrete lean mix which was popular from the 1960's onwards.

In some areas, as you know we could see tiles to parts of the floor.

Modern building

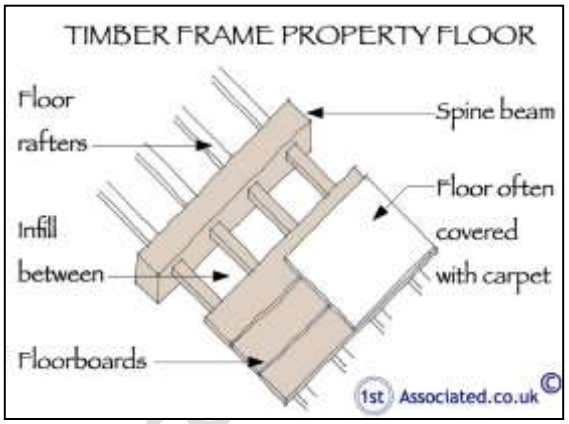
We believe that this is a concrete floor as we can see no vents to the outside of the building to indicate that it is a suspended timber floor.

Our investigation has been restricted due to us not opening up the floors or lifting floor coverings.

First Floor

Original building

The first floor construction is large timber planks, where we could see them in the small bedroom, with the main spine beam and inter-connecting floor joists giving support. This then is covered by floor boards. The floor boards are wider than we typically have today.



Traditional timber frame floor

There can be more deflection to this type of floor than in a modern floor due to the standards and the way timber was used in years gone by.

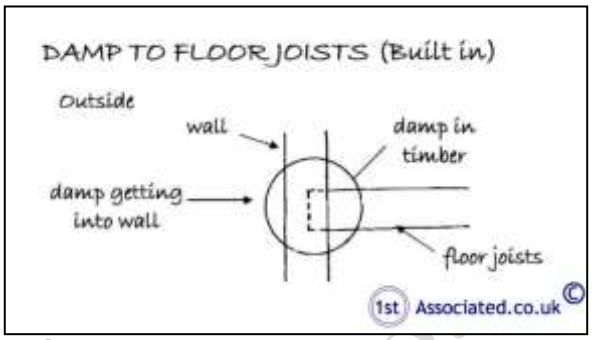
As with most older properties the floors are uneven and you may need to pack underneath the furniture. This is caused by general settlement and movement within the property over the years.

Knife test into the floorboards

Wider floorboards

Modern building

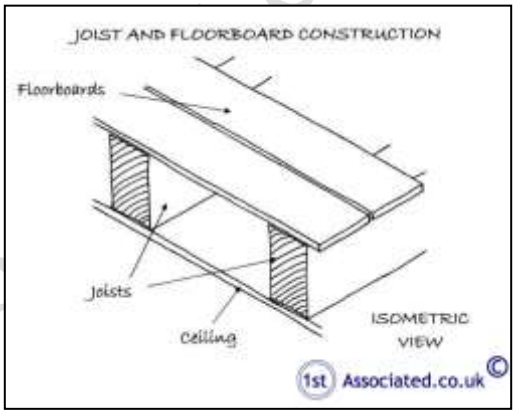
We have assumed that the first floor construction is joist and floorboards with embedded timbers, as this is typical in this age of property.



Embedded timbers

Joist and Floor board Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



Joist and floorboards

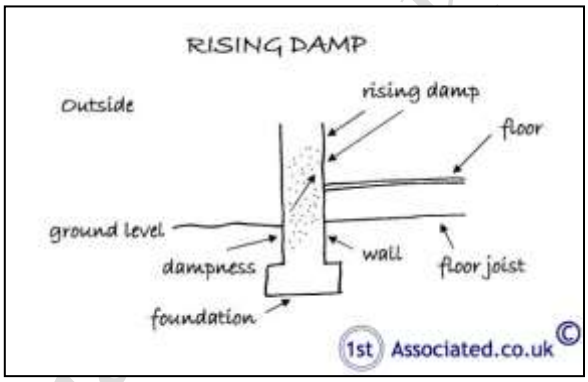
Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. Much evidence points towards there being true rising damp in only very rare cases.



Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found significant rising damp to the rear of the property.

ACTION REQUIRED: Please see the Executive Summary.

Ground floor testing area of plaster that has come away in hallway-

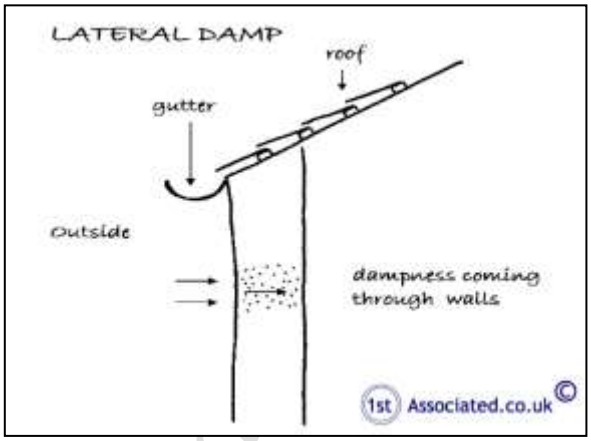
High dampness level noted under the window in the hallway

There was no obvious crack noted on the outside of the wall in relation to the damp under the window

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.

We used a resistance meter on the external walls. We have found some dampness but we feel that is due to the property being empty for some time.



Lateral dampness

Checking damp in master bedroom

Checking for damp above eyebrow window in master bedroom

This area has been damp but was not at the time of the survey

Dampness noted to the linked roof area

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

At the time of the inspection there were areas of black mould that had formed in the lesser heated areas of the property, this is known as cold bridging.

To minimise this common sense is needed with a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly. We believe that you need to extract any humidity from the source areas, the kitchen, the bathroom and any areas where clothes are dried as soon as possible.

Checking surface temperature

Consistent readings

Extract fans in kitchens, bathrooms and drying areas

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

> **ACTION REQUIRED:** We would recommend large humidity controlled extract fans be added to kitchens, bathrooms and drying areas. Please see our comments within the Executive Summary.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

INTERNAL JOINERY

This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

The property has various styles of new and old wood doors some of which are ledge and brace doors. There are a few 1960's/1970's flush finish doors.

Ledge and brace door

Boarded door

Staircase

We were unable to examine the underside of the stair timbers due to it being lined, which precluded our inspection, so we cannot comment further upon the stair structure. We can, however, say that the lining gives a resistance to the spread of fire if such circumstances were to occur.

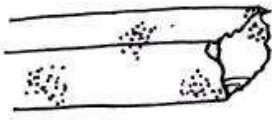
We think the staircase used be here

Kitchen

We found the kitchen in average condition. We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

Dry rot is also sometimes known by its Latin name Serpula lacrymans. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.

We have not visually seen any significant dry rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of the roof.

Wet Rot

Wet rot, also known by its Latin name Contiophora puteana, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.

We would expect there to be some wet rot within this property. Externally we could see areas where there is wet rot to the windows and possibly starting to the fascias and soffit boards.

Internally the roof timbers were soft in some areas but not what we term as structurally defective. Although please see our notes about investigation being needed where the link roof is as we can see dampness coming through.

Again, we would advise that we have not opened up the floors and we had a limited view of the roof.

Woodworm

Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

The roof is the main area that we look for woodworm as well as the actual traditional timber structural frame. Within the older roof we found some minor woodworm but no signs of what we would term as 'structurally significant' damage. In this roof, as with most older properties, there is an element of woodworm that is not active. We were unable to see any frass to indicate that it was active. We only viewed the older roof from the loft hatch as we did not feel it would take our weight and the ceiling could come down.

Testing for woodworm

Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

Frass Defined:

The chewed up timber that the beetle leaves behind.

> **ACTION REQUIRED:** If you wish to be 100 per cent certain that there is no woodworm the only way would be to check the property when is emptied of fixtures and fittings etc.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

INTERNAL DECORATIONS

With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

Internal decorations are in a tired condition and would benefit from redecoration.

You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, within hallways this tends to be greater than for example within a spare bedroom.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

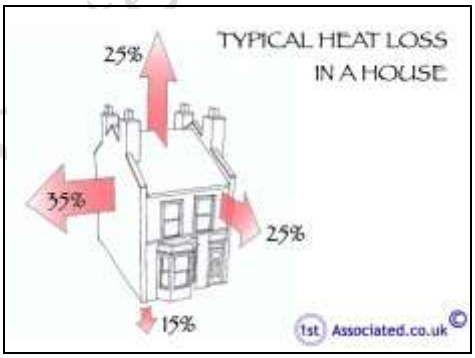
THERMAL EFFICIENCY

This property was built a long time before modern methods of insulation were considered. We have only given real thought and consideration to the insulation of properties since the fuel crisis of the 1970's. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties.

Care has to be taken, particularly with older properties, that they are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated, particularly of this age, as it can lead to timber deterioration and other problems.

HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.



Typical heat loss

Roofs

Thatch roof

The thatch, of course, is a good insulating material.

Tiled roof

The modern roof has insulation between the joists on the pitch of the roof which is generally not recommended as it can cause dampness and deterioration to the battens. We could not see any signs of dampness getting into the roofs and obviously the battens were hidden.

Walls

The older building has timber and in fill panels which can have a low thermal efficiency and the modern building walls are solid in the sense that they do not have a cavity as a modern property would have. Also they are unlikely to have any substantial insulation, unfortunately it is generally very difficult to

improve the insulation without affecting the external or the internal appearance of the property.

Windows

The windows are timber and metal, single glazed and therefore will have poor thermal properties.

Services

Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Summary

Assuming the above is correct, this property is below average compared with what we typically see.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

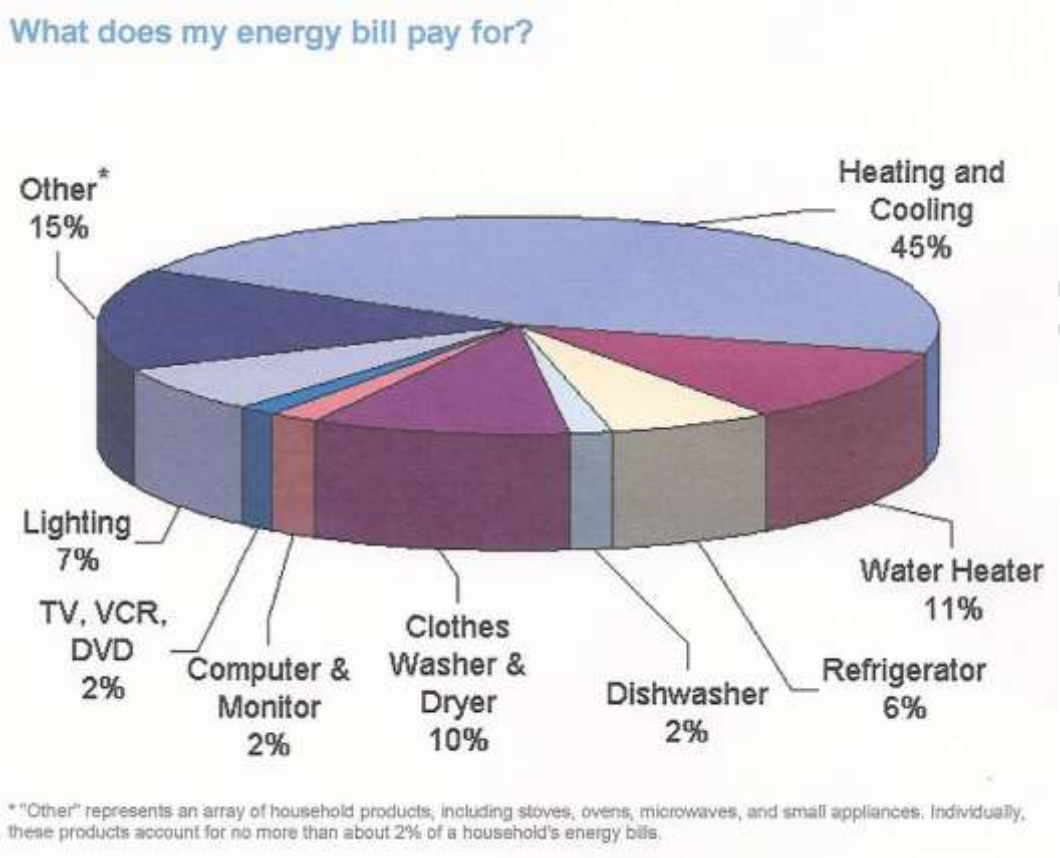
or alternatively www.cat.org.uk

or Sustainable Energy Without the Hot Air by David J C MacKay HTTP//www.withouthotair.com/Videos.html to download for free or buy a paper copy as we did.

It is worth watching the video How Many Light Bulbs? by David J C MacKay HTTP//www.youtube.com/watch?v=UR8wRSp21Xs

SPAB (Society for Protection of Ancient Buildings are currently researching how best to insulate older properties and it is worth checking their website for the latest information at www.SPAB.org.

Finally, we would comment that energy we feel will become a major consideration in years to come, particularly with the greater focus in modern buildings on energy efficiency.



OTHER MATTERS

In this section we put any other matters that do not fit under our usual headings.

Security

No security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and the cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

With older properties it is particularly important to have a good fire / smoke alarm system, as often they are built from many burnable elements.

Some smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

Smoke alarm

We do not think this will be satisfactory if the thatch should start to burn

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed. We would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

We would refer you to our comments with regard to building insurance throughout this report.

Asbestos

In a property of this age there may well be some asbestos. In this case we have noted what may be asbestos in the chimney breast.

Asbestos externally

In years gone by asbestos was commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK in the last ten years or so. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.

We are Building Surveyors and not Asbestos Surveyors and as such the only way to be a hundred per cent certain with regards to Asbestos in a property is to have an Asbestos report carried out.

> **ACTION REQUIRED:** If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Building Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

ELECTRICITY

It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units were located in the cloakroom which is an unusual place for it to be located and we feel it needs a half hour fire protection box. The fuse board looked relatively new 1970's/1990's but better are now available. In an older timber framed property defective electrics can be particularly dangerous.

Fuse Board

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle, this proved satisfactory.

Earth Test

ACTION REQUIRED: As the property is changing occupancy an Institute of Electrical Engineers (IEE) test and report is required, carried out by an NICEIC registered and approved electrical contractor or equivalent.

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been

carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

Ceiling lights

We noted flush ceiling lights in the property.

ACTION REQUIRED: Please see our comments within the Executive Summary.

Single socket points

We noted a lot single socket points.

ACTION REQUIRED: You may wish to add double socket points.

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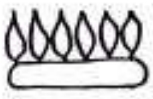
Single socket points

GAS



There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent Gas Safe registered plumber.

We are advised that the property has mains gas. The consumer unit is located to the left hand side near the garage entrance.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

ACTION REQUIRED: As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a Gas Safe registered contractor. Thereafter the installation should be serviced annually.

PLUMBING AND HEATING

In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

The controlling stopcock was not located.

It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

> **ACTION REQUIRED:** Ask the owners or Estate Agent to show you where it is, although we would not expect most Estate Agents to know where it is.

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed low at the time of the survey, we think the water may have been turned off. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they didn't!).

Cold Water Cistern

Please see our comments in the Roof Section.

Hot Water Cylinder

There is a factory insulated hot water cylinder located within a cupboard in the bathroom. This cylinder will therefore have a good thermal efficiency, although not as good as the more modern hot water cylinders.

Hot water cylinder

Plumbing

We are using this term to refer to supply pipes, wash hand basins, sinks, etc. Where visible it comprises of copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

Heating

The boiler is located in the garage.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

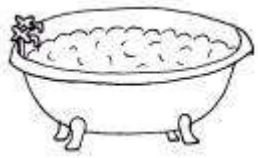
Ten Minute Heating Test

The heating was on during the course of the survey and it was surprisingly warm.

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

BATHROOM



In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

Bathroom

The property has a three piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition, and a shower enclosure.

Small extract fan in bathroom

Cloakroom

The cloakroom is to the front left hand side and appears to have been modernised.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

MAIN DRAINS

The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.

It is assumed that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

We did not run the taps. We believe the water was turned off as the water ran out and we believe it was only coming from the tank.

Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We have identified one inspection chambers / manholes.

Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

Inspection Chamber / Manhole One - front

We duly lifted the cover and found it to have roots growing within in.

Manhole -front

Roots in manhole

ACTION REQUIRED: The roots need to be killed off and removed**.**

Other manholes

We are mystified as to where the other drains are, possibly hidden under the decking to the rear.

ACTION REQUIRED: Please see our comments within the Executive Summary.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.

In this instance the rainwater pipes discharge into to the ground close to the property. The rainwater pipes need to be moved away from the property to stop dampness.

ACTION REQUIRED: A way to do this is to literally take the downpipes half a meter or so away from the building and also utilise water butts to get the water away from the building.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

OUTSIDE AREAS

The main focus of this report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey of so required.

OUTBUILDINGS/ PARKING/GARAGES

Parking

There is a driveway to the front of the property that provides off road parking for several cars.

Driveway

Garage

The property has a double width garage to the left hand side with automatic doors. The shallow pitched roof is clad with a concrete tile. The garage has a timber roof truss, rendered walls and the timber windows are single glazed.

Garage - rear

Garage - front


Garage doors- not tested


Garage roof truss

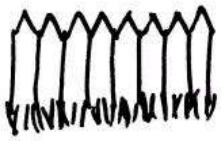

Render to the garage has a drip detail

Summer house

To the end of the rear garden is a timber summer house.


Summer house

EXTERNAL AREAS



Front Garden

The front garden has grassed areas, shrubs and trees bordering the driveway.


Front Garden

Rear Garden

The property has a rear garden that slopes towards the property. It is mainly laid to lawn with established trees and shrubs, a pond and a patio/decking area. There is a summer house at the end of the garden.

Pond

Rear Garden

Decking

We are finding decking is becoming slippery over the years when not regularly maintained and can be an ideal space for living under for wildlife.

Decking

Boundaries: The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

Often with older properties the boundaries are subject to negotiation and local practice. You do need to make sure that your solicitor is aware of the complications that can occur with older property boundaries.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

Neighbours

Attached neighbours

Neighbouring cottage

These neighbours were not at home. We were later advised by the rear neighbour that they hadn't moved in and had been carrying out work to the property for some time, years if we recall correctly.

Rear Neighbours

We spoke to the neighbours at the rear of the property on two occasions and you were introduced to them the second time we met them. They are very friendly and we would suggest a cup of tea meeting with them before you purchase the property.


Rear wall with shed


Rear neighbours land at the rear of the property

POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

a) Responsibility for boundaries.

b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.

c) Obtain any certificates, guarantees or approvals in relation to:

i) Timber treatments, wet or dry rot infestations.
ii) Rising damp treatments.
iii) Roof and similar renewals.
iv) Central heating installation.
v) Planning and Building Regulation Approvals.
vi) Removal of any walls in part or whole.
vii) Removal of any chimneys in part or whole.
viii) Any other matters pertinent to the property.

d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.

e) Rights of Way e.g., access, easements and wayleaves.

f) Liabilities in connection with shared services.

g) Adjoining roads and services.

h) Road Schemes/Road Widening.

i) General development proposals in the locality.

j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

k) Confirm from enquiries that no underground tunnels, wells, sewers, gases,

mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.

l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.

m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.

n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424.**

For and on Behalf of
Independent Chartered Surveyors

This Report is dated: xxxxxxxxxxx

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

Life expectancies of building components
Published by Royal Institution of Chartered Surveyors and Building Research Establishment

Surveying buildings
By Malcolm Hollis published by Royal Institution of Chartered Surveyors Books.

House Builders Bible
By Mark Brinkley, Published by Burlington Press

LIMITATIONS

Our limitations are as the agreed Terms and Conditions of Engagement.

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated xxxxxxxx and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

WEATHER

It was cold and dry at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

EMPTY PROPERTY

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as:

1) We did not have full access to the roof as we did not feel it would take a human weight without affecting the ceilings below.

2) We didn't open up the ground floor or the first floor.

3) The property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers.

We would like to thank you for meeting us at the property to discuss your requirements.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the

property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article
4. Listed Building reference
5. Historic Windows PDF (link)

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - NICEIC Electrical Contractor or equivalent trades body.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don’ts.

Work You Cannot do Yourself

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.

INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

www.landreg.org.uk

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

www.rics.org.uk

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.

www.halifax.co.uk and www.nationwide.co.uk

Surveys have been carried out by these two companies, one now a bank and the other a building society for many years. Information from these surveys is often carried in the national press. It should be remembered that the surveys only relate to mortgaged properties, of which it is generally considered represents only 75% of the market. It should also be remembered that the national coverage of the two companies differs and that they may be offering various incentives on different mortgages, which may taint the quality of information offered. That said they do try to adjust for this, the success or otherwise of this is hard to establish.

www.hometrack.co.uk

This gives information with regard to house sale and purchase prices.

www.motleyfool.co.uk

We also like the Motley Fool website which is a general financial site and although it is selling financial services and other services they do tend to give a very readable view of the housing market.

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

This is a good website for seeing the prices of properties for sale in a certain postcode area.

www.britishlistedbuildings.co.uk

This is a very good website for establishing if the property is Listed and general information on British Listed buildings.

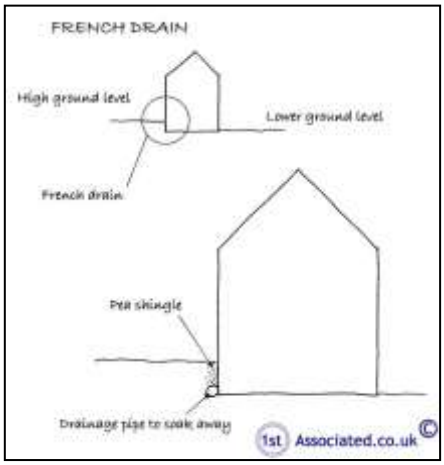
French Drain

Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, a although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost, However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?



A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.

The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with stand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dyno-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.