

# Timber Frame Example Residential Building Survey

Call us for a Quote on Freephone 0800 298 5424



# **CONTENTS**

INTRODUCTION  
REPORT FORMAT  
SYNOPSIS  
EXECUTIVE SUMMARY  
SUMMARY UPON REFLECTION

## **EXTERNAL**

ROOF COVERINGS AND UNDERLAYERS  
ROOF STRUCTURE AND LOFT  
GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES  
EXTERNAL WALLS  
FOUNDATIONS  
TREES  
DAMP PROOF COURSE  
FASCIAS AND SOFFITS AND WINDOWS AND DOORS  
EXTERNAL DECORATIONS

## **INTERNAL**

CEILINGS, WALLS, PARTITIONS AND FINISHES  
CHIMNEY BREASTS, FLUES AND FIREPLACES  
FLOORS  
DAMPNESS  
INTERNAL JOINERY  
TIMBER DEFECTS  
INTERNAL DECORATIONS  
THERMAL EFFICIENCY  
OTHER MATTERS

## **SERVICES**

ELECTRICITY  
GAS  
PLUMBING AND HEATING  
BATHROOMS  
MAIN DRAINS

## **OUTSIDE AREAS**

OUTBUILDINGS / PARKING/GARAGES  
EXTERNAL AREAS  
POINTS FOR LEGAL ADVISOR

## **APPENDICES**

LIMITATIONS  
ELECTRICAL REGULATIONS  
GENERAL INFORMATION ON THE PROPERTY MARKET

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# INTRODUCTION

Firstly, may we thank you for your instructions of xxx; we have now undertaken an independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on xxx.

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.

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

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which 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 property is yours but we will do our best to offer advice to make the decision as easy as possible.

This Building Survey is confidential and not to be shared with the vendor (seller) or estate agent or parties working on their behalf without written consent from the surveyor that has produced the Building Survey. During the course of discussions/negotiations with the vendor/estate agent/parties working on their behalf if they wish to see the Report we suggest you ask them which specific section and send them this section via a photograph or a scan. The Report remains our copyright and should not be reproduced without written consent from the surveyor.

## THANK YOU

*We thank you for using our surveying services and taking the time to meet us during the building survey.*

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# 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**

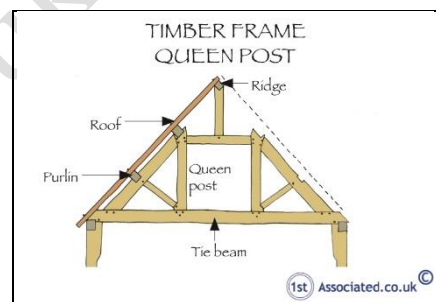
Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

## **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. We also use sketches to give guidance and clarity on various issues in the property and we use them to help you understand the issues, scenarios and situations better.



Queen post style roof



Example sketch

## **ORIENTATION**

For the purposes of the report, we have taken the car park side as the front. 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# SYNOPSIS

## SITUATION AND DESCRIPTION

This is a two-storey converted barn which sits with a group of historic houses and a new development. From what we understand this house and these buildings and land have a long history with the existing owners. We are advised by the existing owners the property was converted in 1996.

The house is approached by a shared access. There is a car park to the front, garage to the far right and grass to the rear with boundary fences and walls all sitting on a sloping site.

The property is Grade II Listed, as found in HistoricEngland.org.uk. The listing advises the property was built in the 18<sup>th</sup> Century. If the exact age of the property interests you, you could have a historic report carried out and/or your Legal Advisor may be able to find out more information from the Deeds.

We also believe it may fall within a Conservation Area which will have implications on what you can do to the property and how you should maintain it.

**ACTION REQUIRED:** Your legal advisor needs to check and confirm all of the above.

Your legal advisor should specifically ask for a list of alterations carried out by the current owner during their occupancy of this property and also any unauthorised alterations that have been carried out prior to them occupying the property.

This list needs to be in writing to your solicitor, with a copy to us to further comment upon if you so wish.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **Putting Life into Perspective!**

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

- 1715            Solar eclipse in UK
- 1727-1760    Reign of George II
- 1733            Downing Street occupied by the Prime Minister for the first time
- 1750            The start of the Industrial Revolution, the first iron bridge was built in 1779 using the new material of cast iron
- 1759            The British Museum was founded
- 1788            The Times newspaper is first published
- 1792            Surveyors Club formed, ultimately leading to the RICS in 1868.
- 1793 – 1800   The Grand Union Canal was built
- 1801            First Census in Great Britain shows the population as 10 million

———— Marketing by: ————

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



# LOCATION PLANS

Close up View



Satellite View



Note; The photographs identify the building and are not necessarily where the boundaries, etc, are.

Marketing by: [www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)  
0800 298 5424



# EXTERNAL PHOTOGRAPHS



Front view  
~ Aerial View - 360 Photo ~



Rear view  
~ Aerial View - 360 Photo ~



Left view



Right view  
~ Aerial View - 360 Photo ~



Street view



Front parking area



Grass to right side and rear

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





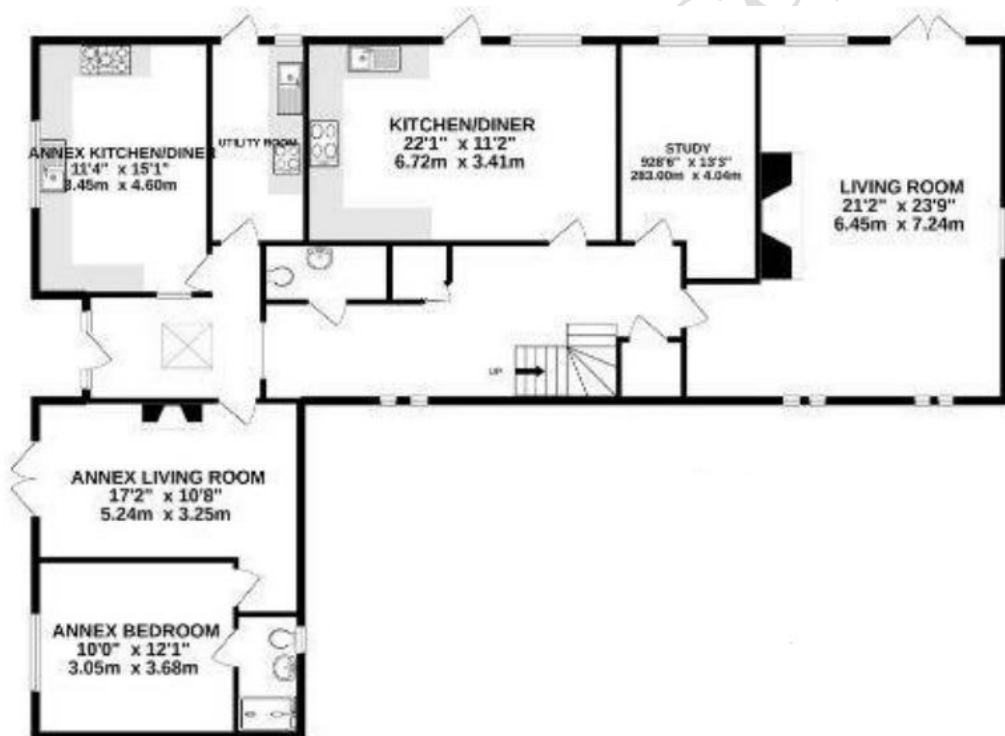
# ACCOMMODATION AND FACILITIES

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

## Ground Floor

The ground floor accommodation consists of:

- 1) Lounge/dining room right
- 2) Kitchen area middle left
- 3) Utility room front left
- 4) Bedroom with en-suite bathroom rear left



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

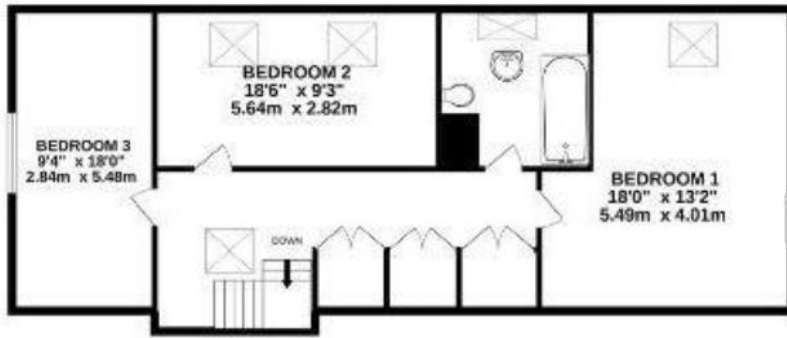
0800 298 5424



## First Floor

The first floor accommodation consists of:

- 5) Galleried landing
- 6) Left bedroom with en-suite bathroom
- 7) Right bedroom with en-suite bathroom



## Outside Areas

The house is approached by a shared access. There is a car park to the front and grass to the rear with boundary fences and walls all sitting on a sloping site. The water treatment plant is to the right side.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience.

## Ground Floor



Lounge/dining area right



Lounge/dining area towards fireplace



Kitchen area middle left



Utility room front left



Bedroom with en-suite bathroom  
rear left



En-suite bathroom rear left

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**First Floor**



Left bedroom with en-suite bathroom



En-suite bathroom



Galleried landing office area



Galleried landing to right



Right bedroom with en-suite bathroom



En-suite bathroom

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# SUMMARY OF CONSTRUCTION

## External

Chimneys:	Vent on ridge
Main Roof:	Pitched, clad with clay tiles
Main Roof Structure:	Queen post
Rear Left Roof:	Shallow pitched roof, sometimes known as a catslide roof clad with clay tiles
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Internal
Wall Structure:	Traditional timber frame (assumed)
Wall Finish:	Weatherboarding, relatively modern Soft red brick pointed with cement mortar
Fascias and Soffits and Exposed Rafter Feet:	Painted timber
Windows and Doors:	Timber with thin double glazing Plastic window on gable end with trickle vent

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Internal

Ceilings:	Open with exposed timber beams and modern plaster with textured paint finish (assumed)
Perimeter Walls:	Exposed timber Dry lined (all assumed)
Internal Walls:	Mixture of solid and hollow (assumed)
Floors: Ground Floor:	Solid underfoot, assumed concrete as opposed to a limecrete floor
First Floor:	Joist and floorboards forming part of timber frame structure (assumed)

## Services

We believe that the property has a mains water supply, sewage treatment plant, electricity and gas (all assumed).

Heating:	There is a Potterton boiler (advised 1996) located in the integral garage.
Electrics:	The electric fuse board is 1970's to 2000 and is located in the integral garage.
Gas:	We believe the consumer unit was located to the rear left corner, the owner advised they did not know where it is.
Drainage:	Water treatment plant to right side of property Rodding eyes to rear left corner Plastic manhole to rear right

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

**ACTION REQUIRED:** 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.

———— Marketing by: ————  
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)  
0800 298 5424



# 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 250 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. The property has much of the original character remaining which is why it is a Grade II listed building and protected by law.
2. Older properties typically have more space than newer properties, both in the actual size of the rooms and the height of the rooms.
3. The property has good natural light due to size of the windows to the main living areas.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# Introduction

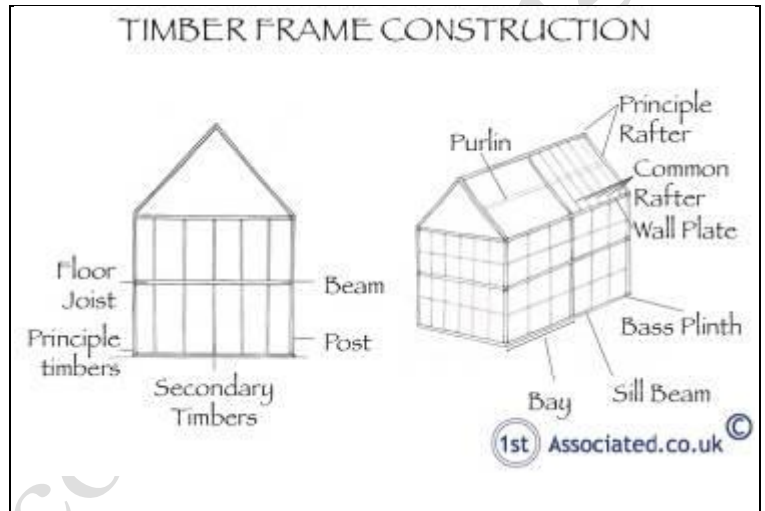
## Timber frame structures

Before we start to discuss this property in detail, let us first of all discuss more generally regarding how it is constructed.

The listing dates the property as an 18<sup>th</sup> Century building with a traditional timber frame. The timber frame structure is hidden in the most part by the weatherboarding on the outside of the wall and hidden in some areas internally by plaster, furniture, etc. If these were to be removed you are likely to have a structure similar to our sketch.

## Timber frame buildings can suffer from wet rot, dry rot and woodworm

Like any timber frame structure this building can suffer from wet rot, dry rot and woodworm and over the years many if not most timber frames have suffered from one or more of these.

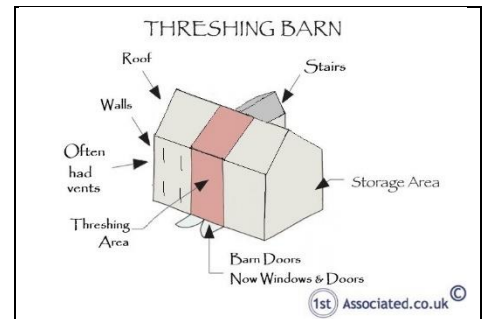


Timber frame structure

## Introduction to Timber Frame

This property has a mixture of very old timbers, re-used timbers and also some newer timbers as well as new and old peg fixings, etc. as the building has been modified and amended over the years as its use has changed from a threshing barn to a home.

Without wishing to state the obvious the above has been based upon a visual inspection. We have not been made aware of Dendrochronology dating (tree ring dating).



Threshing barn

### Threshing Barn Defined

For removing grain meaning to tramp or stamp heavily with the foot and also gave a storage area for the grain and/or the straw.

### Corn Defined

Chief cereal crop of an area typically in England, wheat in Scotland and oats for example.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

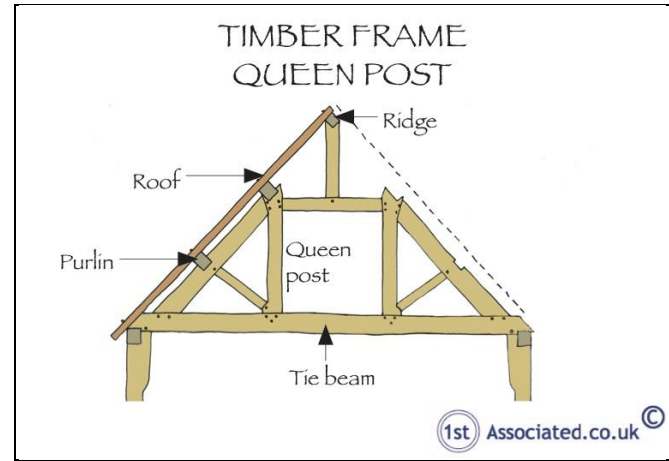
0800 298 5424







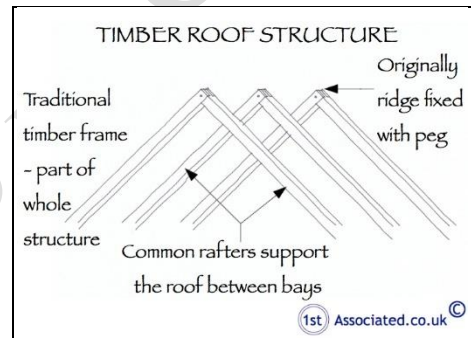
Queen post truss structure  
~ Aerial View - 360 Photo ~



Generic Queen post roof  
~ Aerial View - 360 Photo ~



Ridge



Timber roof structure



Queen post truss structure with  
common rafters



Carpenter's marks visible on timber

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





Front side support



Old fixing points show many alterations to the timber frame



Vertical timbers mortise and tenon joint not working



Splits in timber



Newish pegs

#### Carpenters marks defined

Carpenters marks or carpenters assembly marks are added to make the assembly of the timber frame easier. The trusses/timbers are often assembled on the ground with the marks being matched and then trusses lifted into place.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Our photographs show some of the characteristics of the timber frame as well as deterioration from past woodworm, etc. that you will have to consider as part of the character of this building. As with most, if not all, old timber frame structures it is a mixture of old, new and re-used timbers. When we say used timbers we mean anything within the past fifty years. In this case probably the 1976 refurbishment.

Finally, we would comment we are in a strange property market at the moment from the point of view of buying property and also carrying out work therefore we would recommend that you obtain as many quotes as possible before you legally commit to purchase the property. We do appreciate you are a chartered surveyor and a project manager although not necessarily working in this market, we hope we have gone into enough detail without going into too much detail. We would be more than happy to discuss any items further.

1stAssociated.co.uk Copyright

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

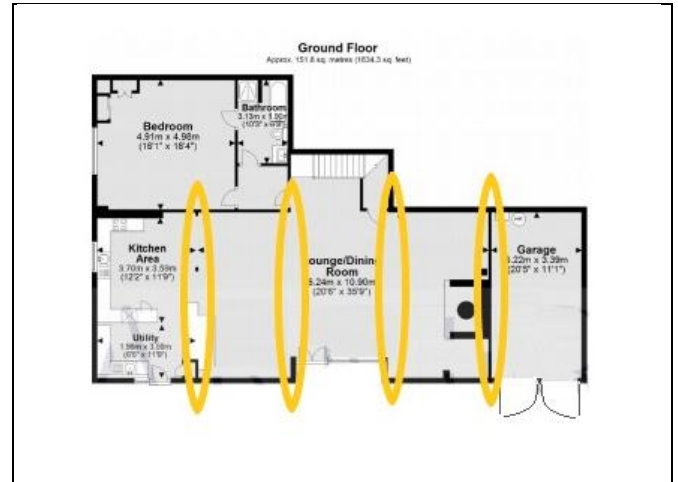


# The Bad

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) Roof front left movement

The roof structure has five bays which should be formed by four queen post roof trusses between which there are common rafters. One of the queen posts is missing in part and may have been missing for many decades/centuries. However, we feel this is having an impact to the roof to the left side (all directions given as you face the front of the property). We also examined the tiles to the front left corner (if you recall we spoke to you about these) where there is some visible movement. We feel that these problems relate to part failure in the roof support on this side.



Queen post trusses  
~ Aerial View - 360 Photo ~



Queen post frame missing to the left side of the property



Front left problem area  
~ Aerial View - 360 Photo ~

Common rafters defined  
Timbers which form the pitch of the roof.

Purlins Defined  
Purlins are the horizontal cross members that give support to the common rafters.



Common rafters into purlin out of true/ movement occurring

Marketing by: [www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)  
0800 298 5424



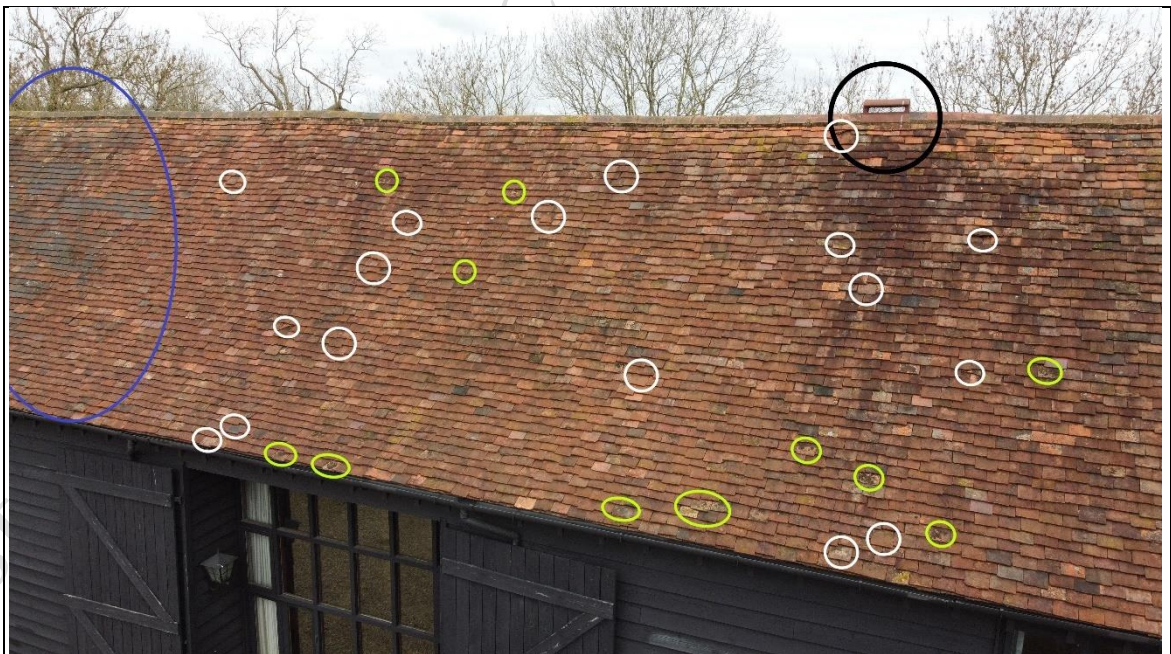
**ACTION REQUIRED:** Initially we would recommend monitoring however we feel it is likely that work will be required to the area above the left side bedroom. Often strengthening can take place with timber or metal. Further investigation is required.

**ANTICIPATED COST:** Budget £5,000 - £10,000 as the work may well need scaffolding, removal of the roof tiles and protection, work carried out and then reinstatement all of which will need Conservation/Listed Building approval; please obtain quotations.

Please see the Roof Structure Section of this Report.

## 2.0) Roof covering

On our photograph below we have highlighted a sample of problems to the roof. The problem with this type of roof is sometimes repairing it can cause more damage than it resolves particularly if the roofing company are not used to carrying out work on listed buildings. We would recommend you are always present when work is carried out on the roof and ask for photographs to be taken of any work.



Front roof – chimney vent (black circle)  
Spalling (yellow), broken, slipped or missing tiles (white)  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



There are similar problems to the rear; see our specific comments on the shallow pitched roof and the stair area. Individual tile problems were not marked up on the rear view.

We would add with this age of roof there is usually some missing or displaced tiles. This is nothing unusual however we do believe this is above average in this instance.

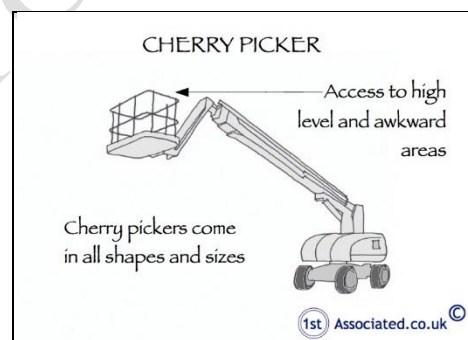


Rear left shallow pitched roof (blue)  
Stair area (yellow)  
~ Aerial View - 360 Photo ~

**ACTION REQUIRED:** You can either carry out work as and when you are aware of problems or what we would recommend is for you to have the roof overhauled/checked and repaired before the winter.

Ideally, up sections of the roof to check and confirm the construction.

**ANTICIPATED COST:** Budget £2,500 - £5,000; please obtain quotations. It may be necessary to carry the work out from a scaffolding or sometimes a cherry picker is also good for delicate roofs as in this case.



Cherry picker

### 3.0) Shallow pitched/Catslide roof to rear left

This is a shallow pitched roof clad with clay tiles to the rear left of the property, sometimes known as a catslide roof. We believe this roof once had a different roof covering such as a corrugated metal roof or similar.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



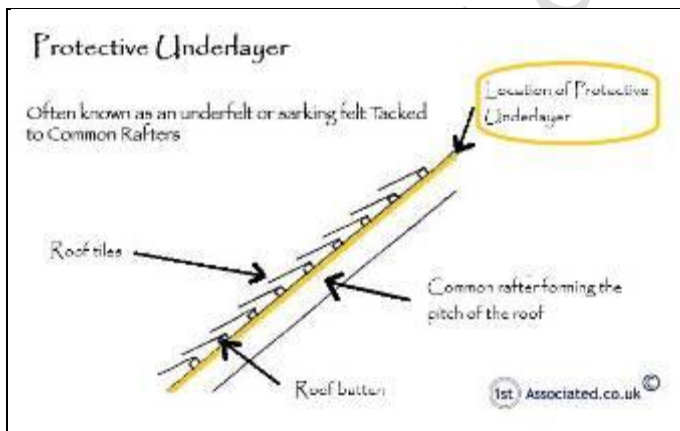


Catslide/shallow pitched roof to rear left  
~ Aerial View - 360 Photo ~



Moss to roof indicating surface starting to deteriorate  
~ Aerial View - 360 Photo ~

We can see in this area a boarded finish, we would normally expect to see a protective underlayer such as a sarking felt which were carried out from the War era to the 2000's and a breathable protective underlayer if carried out later than this. We believe this roof is susceptible to dampness getting in. Whilst we have come across in the past effectively flat roofs that are then covered over by tiles, with a traditional tile we are generally not comfortable with a roof below twenty degrees although we are aware that some have been made for lower pitches than this.



Protective underlayer



Rear left catslide roof is boarded and supported by purlin with struts at same width as the ceiling joists.

**ACTION REQUIRED:** Your legal advisor to check and confirm that permission was obtained to change the roofing material otherwise you will have a legal liability.

Ideally, we would like to open up this roof structure before you legally commit to purchase the property. If this is not possible then you are taking on a risk with this roof. A worst case scenario would be to remove all of the tiles and

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



the battens to provide a waterproof underlayer and then to cross batten and reposition the tiles, we would anticipate you would have a high percentage of loss of tiles and need new tiles.

The other alternative is to leave the roof as is and patch repair as problem areas are found. You need to be fairly stringent on having this roof area regularly checked.

Please see the Roof Coverings Section of this Report.

#### 4.0) Staircase area structural frame and roof

We can see quite a lot of alterations internally with the replacement timbers. We believe this roof once had a shallow pitched or even flat roof which has been altered at some time.



New pegs (yellow)  
Re-used timber (white)  
New structural timbers (black)



Moss to middle rear weatherboarding externally  
~ Aerial View - 360 Photo ~

There have been quite a number of major structural timbers changed internally so we believe at some point this area suffered quite badly from rot. At present there is a general moss to the area.

It is difficult to be certain what is going on at high level without being at the property on a rainy day.



Dampness/moss at low level

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





At low level there is moss to the weatherboarding and wet and damp areas of grass to the rear over and above what we would expect although we do appreciate this is on a sloping site; we think that perhaps the water is not being taken away properly and there is a leak on the drainage system.

We would recommend this is investigated and possibly add a soakaway if one doesn't exist; see our further comments on this later on within the report. The detail where the brickwork and the timber meet with the timber boarding we often see formed in lead and whilst this may change the look of the building and will need Conservation Officer approval we think it would be a better detail even if lead was used and then timber placed over the top of it and then you accept from time to time that the timber will need replacement.



Angle timber over brickwork would this be better in lead this would need conservation officer's approval

### **ACTION REQUIRED:**

- 1) Your legal advisor to check and confirm when the work was carried out to the roof, etc of the stairway area and that permission was obtained to change the pitch and roofing material otherwise you will have a legal liability.
- 2) We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints. It is important that not only do the gutters and downpipes catch the water and take it down from the building without leaking but also to then take it away from the building. It looks like a number of drains have been added but they may not have been installed properly or they may be leaking. The rear area seems to have an above average level of dampness.
- 3) We recommend redecorating both to this area and to the entirety of the weatherboarding as soon as possible, ideally in the summer. This will not only protect the weatherboarding it will also enable you to establish quickly if the boarding is deteriorating. We spoke about how often we would expect this type of weatherboarding to be redecorated; typically we would expect three to five years.

Please see the External Walls Section of this Report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 5.0) Woodworm

We saw some frass which was relatively minor considering the amount of woodworm in the property. We would add that most old buildings have woodworm to an extent.

### Frass defined

The chewed up sawdust that the beetle leaves behind. A light coloured dust and a light coloured hole indicates this is relatively recent. Obviously if it is a darker coloured frass, or darker coloured hole, it means it is older and the woodworm may have gone.



Woodworm



Signs of active woodworm

**ACTION REQUIRED:** We would use the woodworm breeding season of spring to identify the extent of the woodworm using sticky backed paper or similar to catch any. We would be more than happy to discuss this further. Generally warming up the property and making it watertight will make the environment not appropriate for woodworm and it will move on/die off.

Please see the Timber Defects Section of this Report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

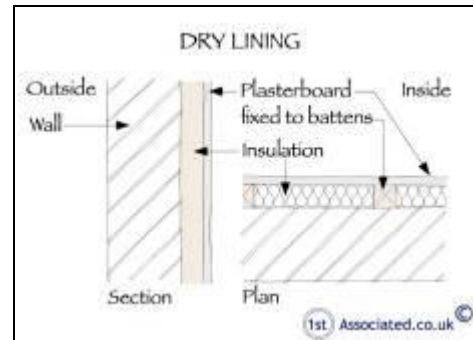


## 6.0) Dampness, cracks and dry lining

There is dampness to the shallow pitched roof/catslide roof area. This area is dry lined/false walled which hides dampness which is why we believe you need to better manage the dampness in the property.



Dampness to rear of the cat slide roof/left bedroom



Dry lining on battens

### Internal cracks

We noted vertical cracks internally within the rear left bedroom area and en-suite which is dry lined and false walled. We cannot be certain what this is hiding, it may relate to dampness or may relate to deterioration in the structure.



Second vertical crack found on rear wall of ground floor left bedroom



Vertical crack in ground floor left bedroom

**ACTION REQUIRED:** There are probably an above average number of things that concern us with regard to this property; the roof in three different areas including the structural frame where there looks to have been a number of amendments, the water travelling around the property and the other alterations that we have mentioned. As this is a one-off inspection we believe that caution is the best way forward.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



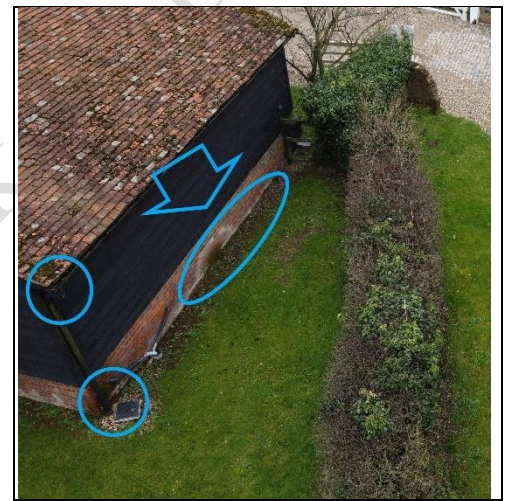
Ideally, we would recommend the existing owners take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter/email). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability should be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.

### **Dampness**

As we have already mentioned, around the property does seem to be damper than we would expect. We can see there are downpipes and also rodding eyes in this area. There is an area where the gutters look to be leaking (see blue arrow and blue oval) and the downpipe looks to be overflowing.

**ACTION REQUIRED:** Again, all the gutters and downpipes need checking and particularly the underground area needs to be checked whether it is taking water away from the building. We much prefer to see a French drain around a building of this age which takes the water away. Again, you need to discuss this with the Conservation Officer before you carry it out as some may think it changes the appearance of the building too much.



Dampness  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

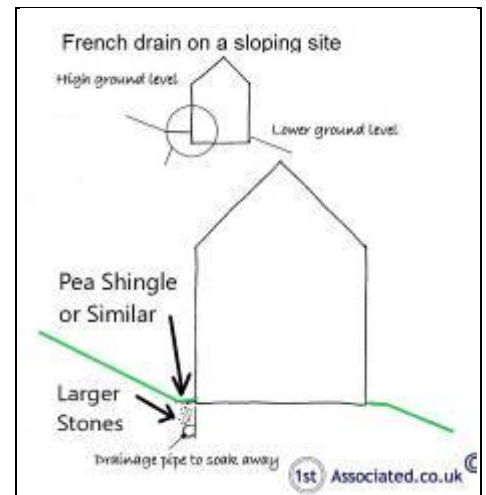
0800 298 5424



## French Drain

A French drain is a stone, often pebble drain around the property with a perforated pipe (perforated at the top, catching the water at the bottom) that then takes the rainwater away from the building. We think this may be the best way forward for this property.

We have mentioned elsewhere within the report to check the existing gutters and downpipes do take the water away from the property but in reality this is fairly difficult and involves a lot of digging up to check existing drains or at the very least a good quality closed circuit TV camera report by someone who knows what they are doing. We personally would have a French drain put around the property which we would have done when living in the property and make sure the work was managed and carried out correctly.

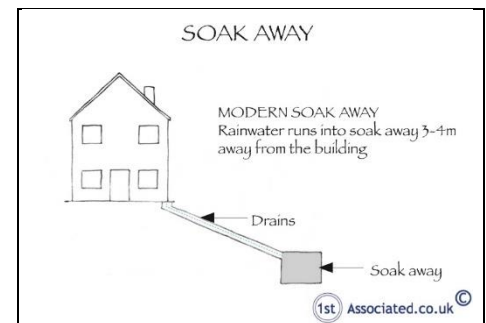


French drain

## French drains and/or Land drains

As part of this work we would also recommend a land drain to the front of the property to take the water away from the building as water can cause so much damage to older properties.

**ANTICIPATED COST:** £8,000 - £12,000 to include a soakaway as well; please obtain quotations.



Soakaway

## **7.0) Sloping site, drainage and trees**

The property was built as a threshing barn and dampness was not their key priority when it was being built as it was not built as a habitable building. As the property sits on a sloping site near the bottom of it has a relatively high amount of water passing by it. Also, over the years there may have been more trees which have been removed.

Marketing by: \_\_\_\_\_

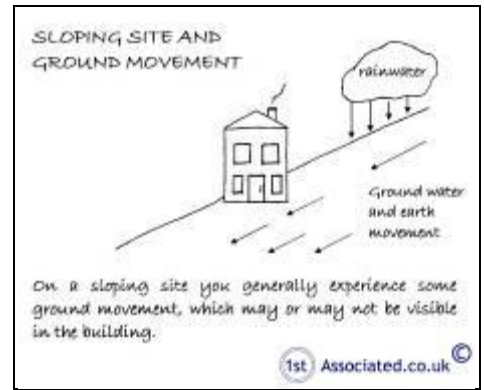
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





Site slopes towards road  
~ Aerial View - 360 Photo ~



Sloping site

### Dampness

This has resulted in dampness to the brickwork. There looks to have been a bitumen damp proof course put in which was very popular in the 1950's-1970's. the bricks are spalling and generally deteriorating due to water damage.



Dampness to rear of property  
~ Aerial View - 360 Photo ~



Dampness/moss visible to base of the property



Water sitting against the property due to sloping site



Bitumen damp proof course

Marketing by: \_\_\_\_\_

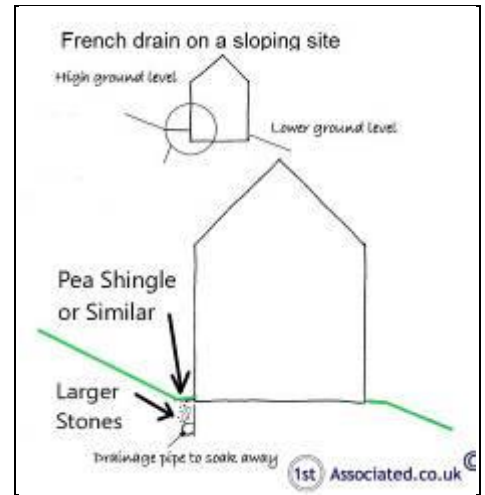
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**ACTION REQUIRED:** We have already mentioned a French drain and land drain would be beneficial to the property and also there may be benefits to planting trees.

Employ an arboriculturalist to offer advice with regard to how tree planting may be able to help with the dampness problems and also you need to make them fully aware that you do not want the building damaged. Generally, we recommend a ten year plan of tree planting and maintenance.



French drain

### 8.0) Deterioration to brickwork at base of property

We would draw your attention to the deterioration of the brickwork at the base of the property which has used a mixture of a relatively soft red brick and cement mortar. We are not sure whether it was originally bedded in a lime mortar or not as it looks relatively new.

If it was bedded in a lime mortar originally then the cement mortar pointing is stopping it from breathing. If not, then unfortunately the cement mortar pointing and the soft red brick are not getting on particularly well which is leading to deterioration to the brickwork.



Soft red bricks repointed with a cement mortar



Weathered pointing



Cement mortar

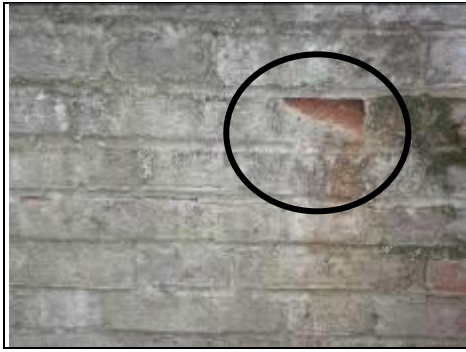
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



1st Associated.co.uk ©



Spalling brickwork



Spalling/deteriorating brickwork



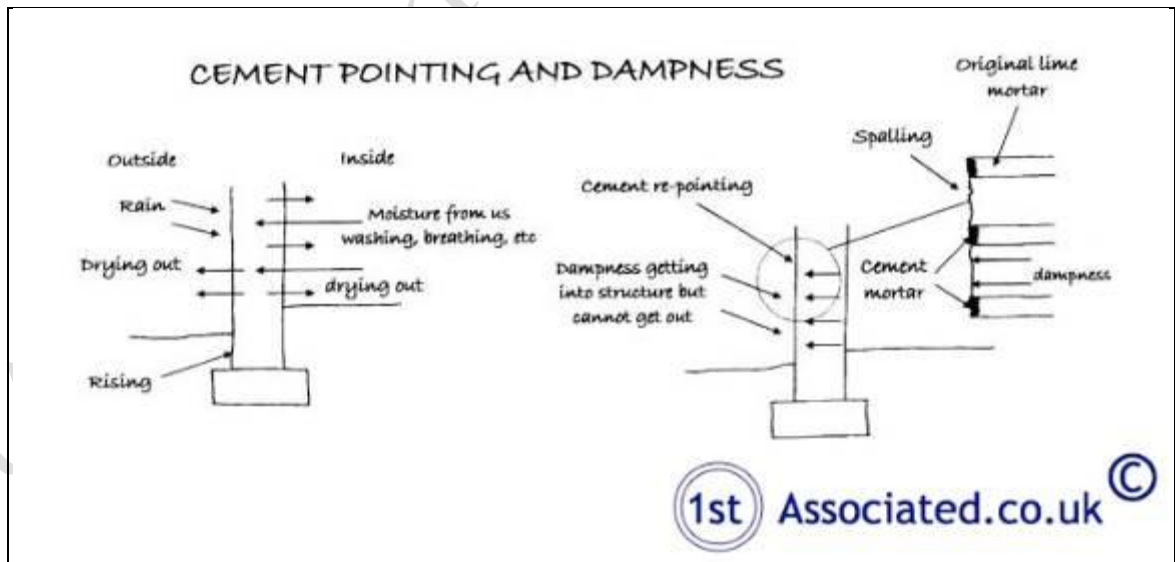
Spalling brickwork and dampness

Further investigation needs to be carried out:

- 1) Establish if it is lime and if it is lime you need to remember lime every time and lime takes time – see sketch below
- 2) If it is originally bedded in cement mortar then you need to accept this is an inherent defect and a characteristic of the building.

### Lime Every Time and Lime Takes Time

Repointing is required in a lime based mortar and this is what should be used for any re-pointing in the future as this allows the property to ‘breathe’ and dissipate dampness.



Cement pointing and dampness

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





**ACTION REQUIRED:** Find the oldest/most experienced bricklayer/mason you can who is skilled in using lime mortar and ask them to work on your property ideally during warmer days. A programme of work then needs to be carried out on replacing cement repointing with lime. This building needs to be able to 'breathe' again.

**ANTICIPATED COSTS:** £3,000 - £7,000; please obtain quotations.

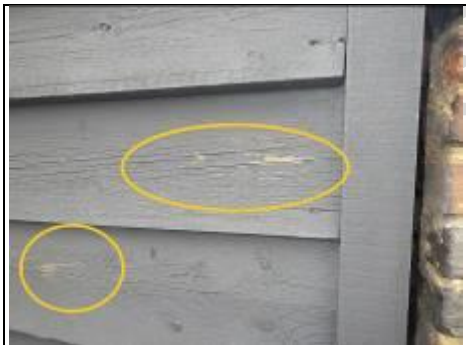
Please see the External Walls Section of this Report.

## 9.0) Weatherboarding

The weatherboarding is in need of decoration, the sooner this is carried out the better. We feel that perhaps it has deteriorated faster than it would have done if some of the gutters were not leaking. There may also be defects in the roof construction; please see our earlier comments with regards to changes that have been made and not thinking through the full effects of these changes.



Rear gable end where repairs taken place  
~ Aerial View - 360 Photo ~



Areas of bare timber



Knife test to weatherboarding



Leaking gutter

**ACTION REQUIRED:** It may sound obvious but it is often forgotten to not only repair the gutters and downpipes but also keep them regularly cleaned.

Repair and redecorate. The weatherboarding will need regular painting every three to five years.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**ANTICIPATED COST:** In the region of £6,000 - £12,000 for external decoration depending upon how much preparation is required; please obtain quotations.

### **Weatherboarding detailing**

We would reiterate our earlier comments with regard to the detail where the weatherboarding meets the brickwork at the base of the property which we feel is likely to be an area where you get accelerated deterioration. We would recommend a lead detail in this area which you need to discuss with the Conservation Officer; even if it is a lead detailing underneath the weatherboarding.



Angle timber over brickwork would this be better in lead this would need conservation officer's approval



Deterioration to angle timber over brickwork

Please see the External Walls Section of this Report.

### **10.0) Windows**

The windows have suffered in some areas from deterioration and dampness.

**ACTION REQUIRED:** We recommend work is carried out to the windows.



Deteriorating left gable end window  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Plastic window

We also note there is a plastic window on the right hand gable. We would recommend this is replaced with a more appropriate timber window. Again, we would remind you that you are liable for this type of work that has been carried out which is inappropriate to a listed building.



Plastic window to gable end  
~ Aerial View - 360 Photo ~

**ACTION REQUIRED:** We recommend that you have a meeting with the Conservation Officer prior to purchasing the property to understand is there liable to be any action in relation to the inappropriate work that has been carried out on the property. The Conservation Officer may have some views on the type of window they like or indeed evidence from older photographs.

**ANTICIPATED COST:** We would anticipate costs of £5,000 plus depending upon what details are agreed with the Conservation Officer, how many windows are replaced and how many are repaired. Please obtain quotations.

Please see the Windows and Doors Section of this Report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 11.0) Condensation

We are always very wary of condensation in older properties and would recommend it is removed as soon as possible in areas such as bathrooms and en-suite bathrooms as well as kitchens. Although there are large open spaces around the kitchen and the utility room it can get humid air travelling towards the cold areas (cold bridging) and get a build-up of black mould (the gathering of dust, dirt and skin particles travelling in the humid air).

**ACTION REQUIRED:** We would recommend large good quality humidity controlled extract fans are added to the kitchen, the bathroom and any areas that are humidity generating for example areas that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months). By large extract fans we mean 150mm.

**ANTICIPATED COST:** We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required. We always recommend quotes are obtained before work is agreed/commenced.

Please see the Dampness Section of this Report.

## 12.0) Fire regulations

We recommend a hard wired fire alarm system is required as there is a lot of wood in the property, we only noted battery operated smoke alarms.

**ACTION REQUIRED:** Add a hard wired fire alarm system. You may wish to incorporate it with a security alarm system as well.

**ANTICIPATED COST:** £2,000 - £4,000; please obtain quotations.

Please see the Other Matters Section of this Report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



### 13.0) Listed buildings

It should be noted that this is a Grade II listed building and as such there will be a level of responsibility over and above what you normally have when you have an ownership of a building which will mean that you will need to get to know and understand listed building regulations and requirements to some extent (as well as getting to know someone who knows them in detail) and build a good relationship with the Conservation Officer. Having said that, owning a listed building with features and character obviously has benefits as well as being a part of history that you are looking after for future generations.

**ACTION REQUIRED:** We would recommend that you join the Society for Protection of Ancient Buildings and attend a weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself or help with it, it does give you a far better idea of what work should be carried out. The website for this is [www.SPAB.org](http://www.SPAB.org)

#### Grade II Listed Building

Grade II buildings are considered to be of special interest, warranting every effort to preserve them.

#### Listed Building alterations without permission

There appear to have been a number of alterations that may have been carried out without permission ranging from the chimney vent, plastic window to roof alterations and internal alterations.

Be aware that the listing was dated 1985 and the work was carried out in 1976 which may well have a bearing on what you are and are not liable for. Your legal advisor to check and confirm.

We would recommend you meet with the Conservation Officer/Listed Building Officer with regard to this property to see if they have a photographic record of its condition as many local authorities do have. It will then be worth comparing this against the condition and way the building presently is, as we do feel a lot of alterations and amendments have been carried out.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



You should be aware that any amendments that have been carried out without approval become your liability and your risk and you can be fined for causing damage to a listed building even if you have not carried out the work. This can be insured against by the owners but you do need to establish this before you purchase the property.

**ACTION REQUIRED:** We would always recommend a formal meeting with the Listed Building Control/Conservation Officer before you commit to purchase.

#### 14.0) Flint garden wall

There are two garden walls; a brick garden wall on the right side and a flint garden wall on the left side. We were going to say that knapped flint walls tend to be older but this has a concrete coping stone on the top.

The flint garden wall is deteriorating and some areas have come loose. We would also add that garden walls such as this will have a limited foundation and it may be worth digging down the side to see how deep it is.



Flint/brick wall to left side



Deteriorating flint wall

**ACTION REQUIRED:** Your legal advisor to check and confirm when the walls were constructed and if permission was obtained if they are relatively recent. The deterioration to the flint wall needs appropriate repair which looks to be bedded in a lime mortar.

**ANTICIPATED COST:** Budget £1,000 - £2,000 for general basic repairs to the walls; please obtain quotations.

Please see the External Areas Section of this Report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Services

### 15.0) Dated electrics

The electrics are 1970's - 2000 and better are now available.

**ACTION REQUIRED:** We recommend a new fuse board with a fire resisting metal case and would advise as the property is changing occupancy the Institution of Engineering and Technology (IET) recommend a test and report. Any recommendations from the report should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.



Dated fuse board

**ANTICIPATED COST:** We would expect costs in the region of:

- 1) £250 - £500 for test and report
- 2) £250 - £500 for a new fuse board
- 3) Budget £1,000 for general upgrading plus any further work recommended

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.*

### High risk purchase

We believe this is a high risk purchase due to:

- 1) Movement.
- 2) Dampness.
- 3) Inappropriate alterations carried out on a listed building.

There is also some general maintenance to catch up such as redecorating externally.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Services and your own specific testing

Whilst we have carried out a visual inspection only of the services within the property we would always recommend you have your own specific testing for each of the services.

### Electrics

The electric fuse board is 1970's to 2000 and is located in the integral garage.

**ACTION REQUIRED:** We recommend a new fuse board with a fire resisting metal case.

The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. The test and any recommendations should be carried out by an NICEIC registered and approved electrical contractor or equivalent. We believe you may need to upgrade the electrics.

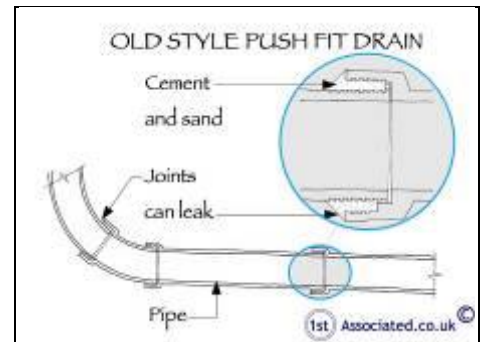
### Heating

There is a Potterton boiler located in the integral garage.

**ACTION REQUIRED:** 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. Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be one hundred percent certain of the condition of the drains is to have a closed circuit TV camera report.



Push fit drain

### 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.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





## 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.

## 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing 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:

We like the interior of the building nevertheless we do need to make you aware there has been work carried out that is not appropriate for a listed building. Some of these are historic and some are relatively recent such as the plastic window.

We feel the property is a higher risk purchase than average particularly given the repairs that are required to the property – please see our comments on the roofs and the roof structure and also the management of the water/dampness around the propriety together with some fundamental items such as adding a good quality fire alarm system, electrics, etc. We would also comment that heating the property with such a large area and relatively low insulated walls and roof could mean that the property is not as warm as you may like it. Please see our further comments within the main body of the report.

We would add the part owner completed our vendor's questionnaire however unfortunately for us/you he referred us in a lot of it to the Property Information form and also had a higher level of 'not known' than we normally have. This may be because he has not lived at the property or for other reasons.

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 recommend you obtain as many quotes as possible prior to purchasing the property.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



1st Associated.co.uk ©

# AERIAL VIEW – 360 PHOTOS

Where permission has been obtained from the owners we have carried out aerial photographs using an aerial drone, stationary drone or a mono-pod pole (where the environment and weather is suitable).



Drone and mono-pod pole



Right gable  
~ Aerial View - 360 Photo ~



Front of main roof  
~ Aerial View - 360 Photo ~



Weatherboarding  
~ Aerial View - 360 Photo ~



Rear left catslide roof  
~ Aerial View - 360 Photo ~



Timber windows  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

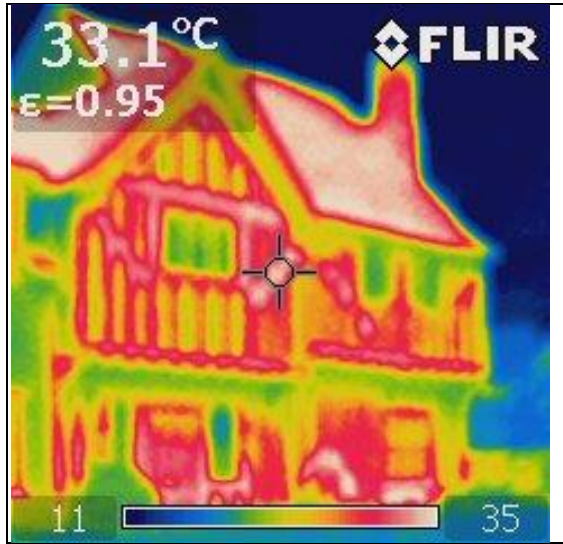
0800 298 5424



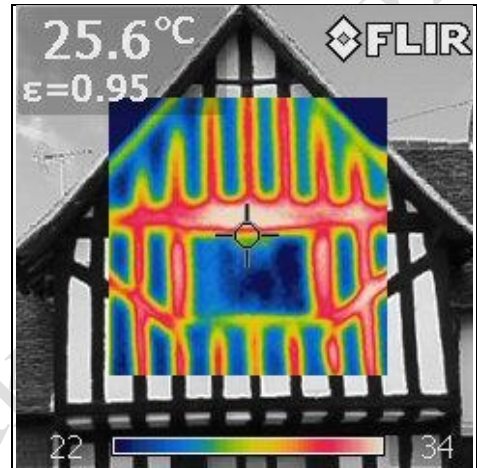
# THERMAL IMAGE EXAMPLES

Thermal imaging photography can establish warm and cold areas, it also helps us identify materials within the property. In this case we have not carried out any thermal imaging as the property was empty and not pre-heated and therefore we would not have obtained any beneficial results. Below are example thermal image photographs (not your property).

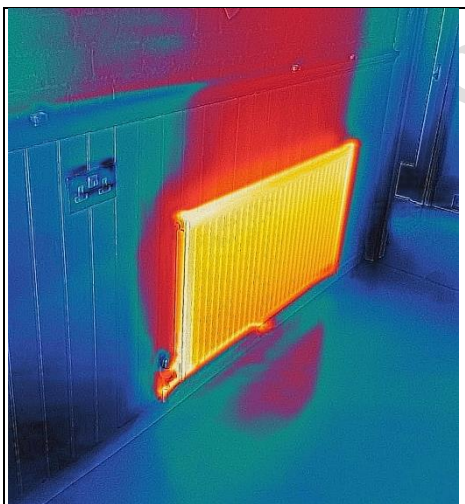
(Key to the colours; blue = cold, red = warm, green/yellow = cool)



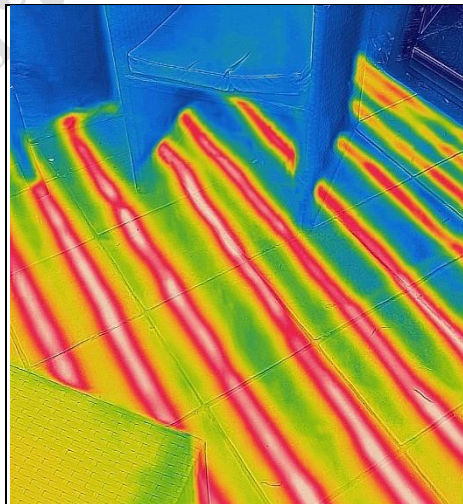
Front view  
(Not your property)



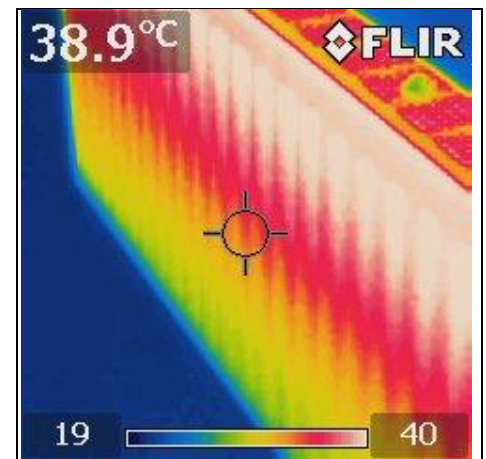
Timber frame  
(Not your property)



Single panel radiator  
(Not your property)



Underfloor heating  
(Not your property)



Double panel radiator  
(Not your property)

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **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.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



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

From our investigations the property is Grade II Listed  
and falls within a Conservation Area  
(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.



Marketing by: \_\_\_\_\_

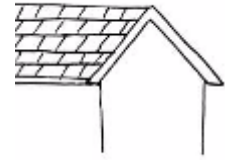
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## EXTERNAL

### 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 a protective underlayer may or may not be present, please read on:*

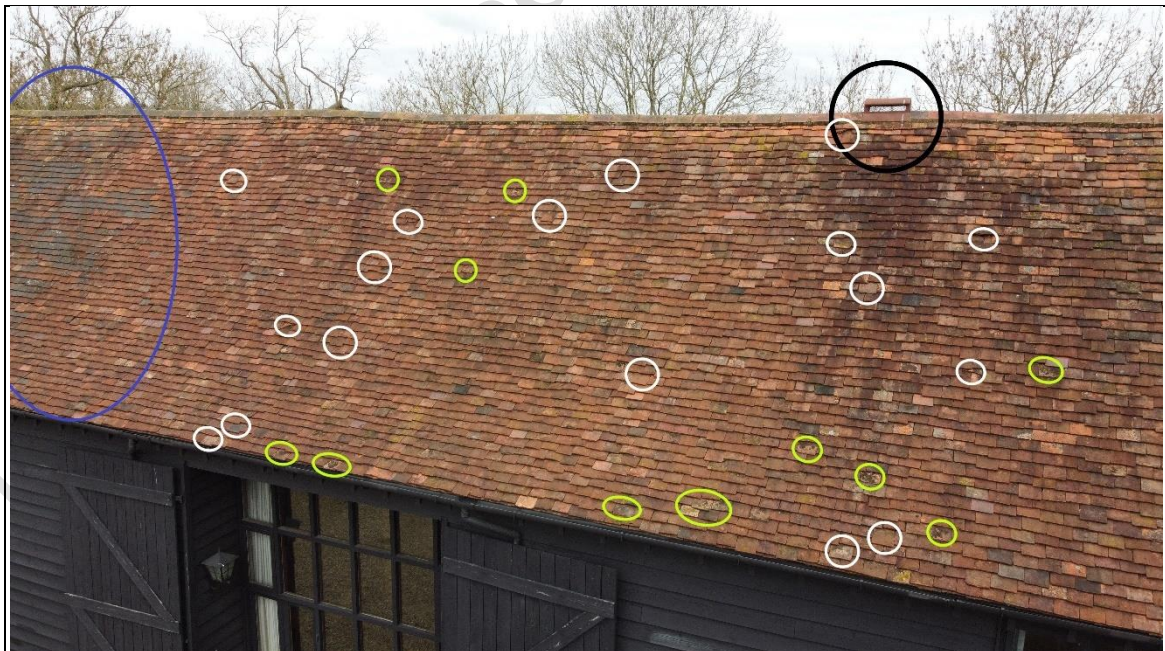
We will consider the roofs in two areas:

- 1) Main roof
- 2) Rear left shallow pitched/catslide roof

#### Main Roof

The roof is pitched and clad with clay tiles. From ground level, this looks in slightly below average condition considering the roof's age, type and style.

With this age of roof there will usually be a few missing or displaced tiles, this is nothing unusual, they do however need repairing to stop leaks.



Front roof – chimney vent (black circle)  
Spalling (yellow), broken, slipped or missing tiles (white)  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**ACTION REQUIRED:** Please see our comments in the Executive Summary.

## Chimney

We noted a chimney/ridge vent to the roof which we assume is to vent the fire.



Ridge vent  
~ Aerial View - 360 Photo ~



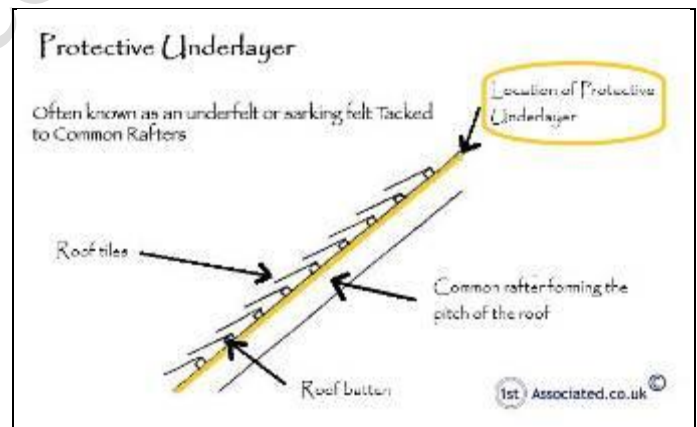
Chimney to right we assume this goes in to the ridge vent

**ACTION REQUIRED:** Your legal advisor to check and confirm this has

been approved.

## 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



Exposed timbers

## Main Roof

The main roof has exposed timbers.

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





## Rear Left Shallow Pitched/Catslide Roof

The rear left catslide roof is boarded with no protective underlayer.



Rear left catslide roof is boarded – no protective underlayer

## Rear Left Roof

This is a shallow pitched/catslide roof clad with clay tiles.



Catslide roof to rear left  
~ Aerial View - 360 Photo ~



Rear gable end where repairs taken place  
~ Aerial View - 360 Photo ~



Step in roof from main roof onto cat slide roof  
~ Aerial View - 360 Photo ~



Moss to roof indicating surface starting to deteriorate  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Moss

The roof has a fair amount of moss which will lead to deterioration of the tiles. We recommend removing moss with a soft brush usually during the warmer weather when the moss has dried out to some extent. We do not recommend high pressure cleaning or chemicals are used on a roof.

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and/or aerial photographs.

Finally, we were only able to see approximately eighty percent of the main roof to our satisfaction from ground level or via any other vantage point that we managed to gain via aerial photographs. 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.

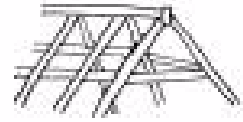
———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **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.*

### **Main Roof**

#### **Roof Access**

The main roof is accessed via the loft hatch located on the right side within the bedroom and via the open loft on the left side. We were not able to access the top part of the roof which seemed strange that it was not openly visible and we were slightly concerned as there is moss present; please see our comments in the Executive Summary.



Access to left side



Rear left store



Access to right side

### **Roof Structure**

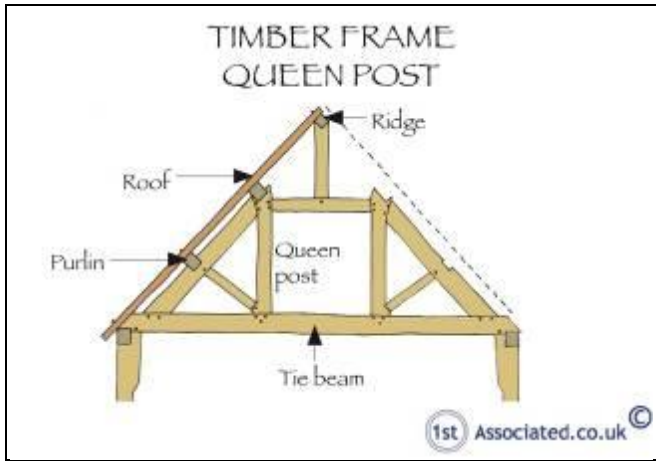
The property has Queen post roof trusses with common rafters in between creating five bays. This is slightly different to normal, in this case the props and struts are different, generally you do find some differences.

Marketing by: \_\_\_\_\_

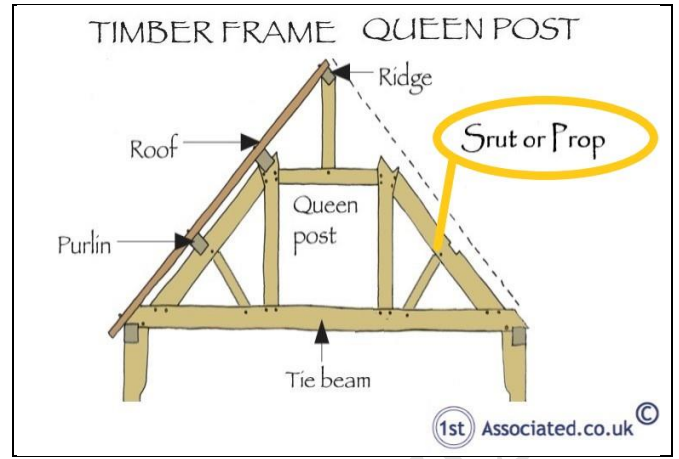
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





Generic Queen post roof  
~ Aerial View - 360 Photo ~



Queen post roof with amended strut  
~ Aerial View - 360 Photo ~



Queen post roof structure  
~ Aerial View - 360 Photo ~



Common rafters coupled  
at Ridge

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

### Roof Timbers

We have inspected the roof structure for:

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



Roof space right hand side

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



1st Associated.co.uk ©

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

We believe the queen post truss would have originally been on the left side. Having said that, it looks to have been removed a long time ago or was not put back when it was rebuilt in the 1970's. However, as we discussed during the survey and we showed you there is movement to the left side of the building.



General view of left area where we believe queen post truss would have originally been



Limited access to right  
Timber plywood boarding above the collar area



Woodworm

We noted some type of bonding agent to the timber frame such as resin. Your legal advisor should specifically ask the present owners for details of any repairs carried out.

**ACTION REQUIRED:**  
Please see our comments in the Executive Summary.



Resin bonded  
~ Aerial View - 360 Photo ~

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Rear Left Shallow Pitched/Catslide Roof



Store under catslide roof



Stored items limited view

**ACTION REQUIRED:** Please  
comments in the Executive Summary.

see our

## Water Tanks

We noted water tanks in the right roof.

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!

## Ventilation

The roof originally would have been naturally ventilated albeit that it would have been for a threshing barn so it needed ventilation. Typically, in the 1970's hessian based felt was added.

## Insulation

Please see the Thermal Efficiency Section of this Report.



Vents in roof, area not accessed  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity of wiring to comment.

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 roof, structure to the rear. 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.



———— Marketing by: ————  
**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**  
0800 298 5424

# 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

The gutters and downpipes are plastic. They are in average condition for their age, type and style and are leaking in various areas which looks to be at the joint points where it has not been adequately supported/the joints have opened up.

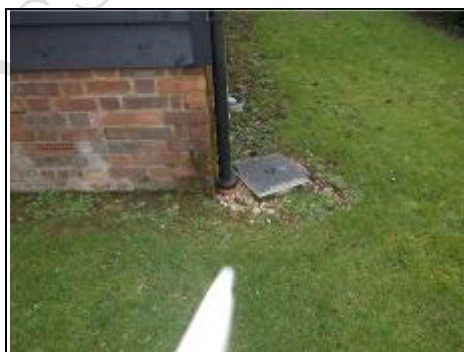
There are some leaks, however most people would be happy to live with these providing repairs are carried out before the winter.



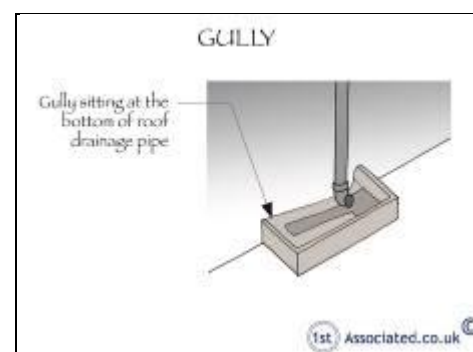
Leaking gutter

## Downpipes feed directly into the ground

The downpipes feed directly into the ground and we cannot be certain where they go, so if there is a blockage then the drain would have to be opened up. This is a practice we are not particularly keen on. We would generally recommend the downpipes are fed into gullies; please see our comments regarding dampness in the Executive Summary. We would recommend adding a French drain around the property.



Downpipes feed directly into ground



Gully

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





**ACTION REQUIRED:** We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

### Soil and Vent Pipe

We assume the property has internal soil and vent pipes. Internal soil and vent pipes can work well, apart from if they leak, as they are hidden from view so a leak is not normally discovered.



Internal soil and vent pipe and Durgo valve  
~ Aerial View - 360 Photo ~

Finally, gutters and downpipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm one hundred percent 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.

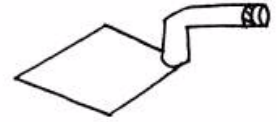
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# 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 weatherboarding and brickwork to the base.

## Timber Structure

Traditional timber frame buildings were the way we built for many centuries, although few survive from before 1500. We continued to build predominantly in timber to the 18th century, mainly using Oak and Elm. This is often known as vernacular architecture where we built using local materials. As supplies of timber reduced and the canals and railway systems developed we started using materials from further afield, typical example of these is welsh slates.

## 1970's Property Boom

In the 1970's as we have had many times before and no doubt will have many times in the future, we had an early 1970's and late 1970's property boom which resulted in a lot of properties being refurbished and from our experience work being carried out to listed buildings which would not be considered appropriate today. It has to be remembered we were building to different standards and had many different thoughts on different things in years gone by (fifty years ago). Over time this resulted in changes in the way we manage our historic buildings and also our understanding of materials such as cement mortars and lime mortars. It also identified risks with certain materials such as asbestos more commonly used in the 1960's/1970's. With this property this was the era when we understand the refurbishment was taking place and we think the main alterations although there may be some newer changes such as the pitched roof to the stair area, the changing of the material of the roof to the shallow pitched roof and of course the plastic window on the left gable end. Bearing all of this in mind, we make the following comments:

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



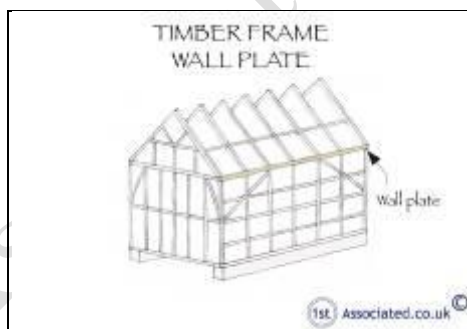
1st Associated.co.uk ©

## Timber frame problems

We believe there is a problem with the roof which in turn means there is a problem with the timber frame to the left side of the property. Timber structures can fail for many reasons. Common reasons, amongst others, would be dry rot, wet rot, woodworm, the addition of an extension, the removal of supporting members, etc. as in this case which will ultimately result in partial or total failure of an element of the structure and at the very least can result in additional stresses and strain being placed upon other timber members, often resulting in visually the property sitting out of plumb or complete failure (collapse). The difficulty is establishing how close or far a property sitting out of plumb or where an element has been removed as in this case is to failure, together with how acceptable this is to the purchasers. We would refer you back to our comments in the Executive Summary and explain that to some extent the roof structure is part of the wall structure in properties like this.

## Wall plate

At the very top of the wall is a wall plate which effectively forms the end of the timber wall construction and is where the common rafter ceilings joists sit onto. In this instance we can see that areas have been replaced and amended over the years. It generally looked in average condition. We can see there have been amendments around the staircase area as mentioned elsewhere within this report and to some extent the wall plates purpose has been changed in the stair area to a structural element to allow the opening of the stairs where it once would not have been.



Wall plate



Wall plate

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Main Timber Frame Walls

Traditional timber frame buildings work as whole units forming both the walls and roof and built in bays (in this case five bays) with infill timbers and panels with wattle and daub, replaced later with other materials. As it was a non-habitable building/threshing barn it would have been built originally to very basic standards with minimal to no foundations. This was a barn used for corn to thresh the wheat and store the hay and possibly store other materials. They would have driven through the front which is now the large glass window and out the back where the stairs are now located. As with all older timber frame properties in years gone by it would have been amended and altered to fit the purposes and needs of whoever owned it. Timber repairs would often have been carried out using re-used and older timbers. Often as farming moved on and became mechanised and larger machines were used buildings like this were often abandoned and we understand were left in wreck and ruin. Then came the boom or bust changes in the property market that we have mentioned and in turn we have periods of extensive building followed by next to no building. In our opinion during this period of change buildings like this tended to be looked upon as suitable for refurbishment and little to no thought was given about the historic importance of these buildings by lots of the developers/builders. As always with the various standards in the building industry we have ended up with good, bad and ugly barn conversions.

In this property we believe there is a lot of the older timbers left but equally there has been a lot of re-using of timbers and altering and adapting timbers to form the residential property. It deserves a longer view and perhaps a historic report upon it at some point. You may be required to produce one of these if you wish to carry out alterations and extensions to the property. They identify what parts of the property are still remaining. From our point of view carrying out this survey we can see a fair proportion of the property is standing relatively straight and true considering its age, type and style. We can see that a number of the joints and timbers are not functioning as they should. Often there was a large element of over design on the structural side. We checked the timber for wet rot and found it generally acceptable and we carried out a knife test to the timber. Our concerns with the structure is the woodworm and the amount of timbers that have been re-used; re-used timbers are defective to some extent as it was originally purposed to be used in a different way which is what the old fixing/guidance holes are.



Vertical timbers mortise and tenon joint not working

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





Checking timber for dampness



Knife test



Checking for dampness

## Infill panels

These are the sections between the timber frame that originally would have had a weatherboarding. It is unlikely to have been filled with wattle and daub as you need to be aware this was a threshing barn and not for habitable use.



Infill panels

## Sole plate/base plate

Often the most important part of these is the sole plate/base 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. In most cases it is very difficult/impossible to see so we have to make assumptions. In this case it was visible and we could see that parts of it have been replaced and there was still some older timbers; whether they are original is very difficult to confirm. In this case we would comment that they are sitting on a damp wall. Please see our comments with regards to the brick to the base of the structure.



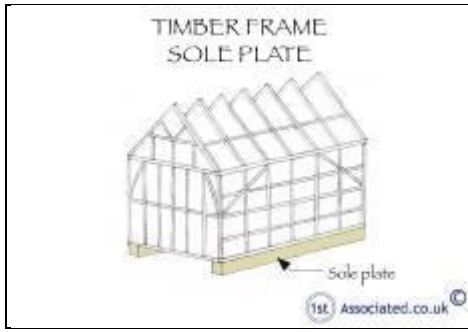
Checking for dampness  
beneath timber sole plate  
sill board

Marketing by: ———

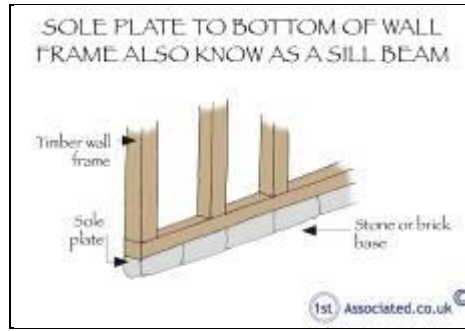
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





Sole plate



Sole plate



Replacement sole plate or sill boards

## **Brickwork to base**

The property has brickwork to the base which is damp due to the sloping site. The bricks have been wrongly repointed in cement mortar.



Dampness to rear of property  
~ Aerial View - 360 Photo ~



Dampness/deterioration to right gable



Spalling brickwork



Spalling/deteriorating brickwork



Spalling brickwork and dampness

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

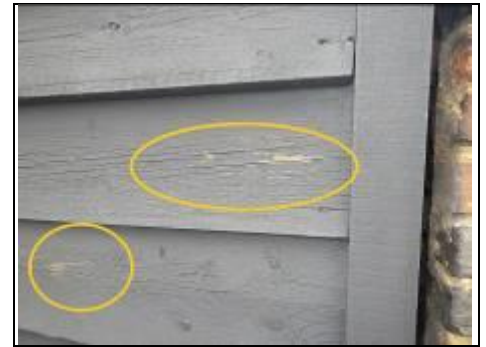


## Weatherboarding

The weatherboarding is in need of decoration and has accelerated deterioration due to roof, gutters and downpipes problems. Work will need to be carried out to these before you redecorate.



Rear gable end where repairs taken place  
~ Aerial View - 360 Photo ~



Areas of bare timber

**ACTION REQUIRED:** We would recommend redecoration in the summer/warmer weather. Do not underestimate the amount of time/cost it will take to repaint the weatherboarding particularly as there is high level work which is likely to need scaffolding which can be expensive.

## Blockwork

We could see some blockwork internally within the left gable of the roof.



Block work to left hand gable  
under the cat slide roof

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



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 the weatherboarding / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels or possible metal 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 weatherboarding / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the weatherboarding / 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 as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

1stAssociated.co.uk Copy

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





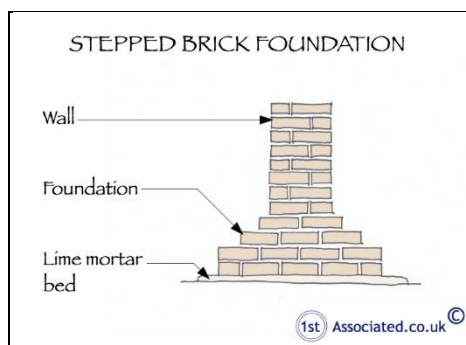
# FOUNDATIONS



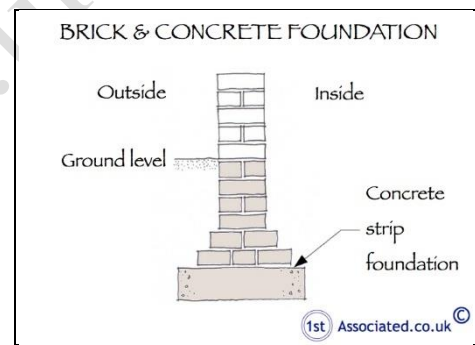
*The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre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

## Foundations

We would expect this to originally have next to no foundations but we would expect in the 1970's a stepped brick foundation to be added or even a concrete strip foundation. The only way to check what foundations are present is to carry out trial holes around the edge of the property which you should do before you put in the French drains. We would also add that we have been misled by drawings in the past on older properties where the work has not been carried out as per the drawings if there are any drawings in relation to the work that was carried out.



Stepped brick foundation



Brick and concrete foundation

## 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Cracks

Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately, this is something we are unable to comment upon from a one-off inspection; the Building Research Establishment recommend a year of monitoring of any cracking.

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 one hundred 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.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



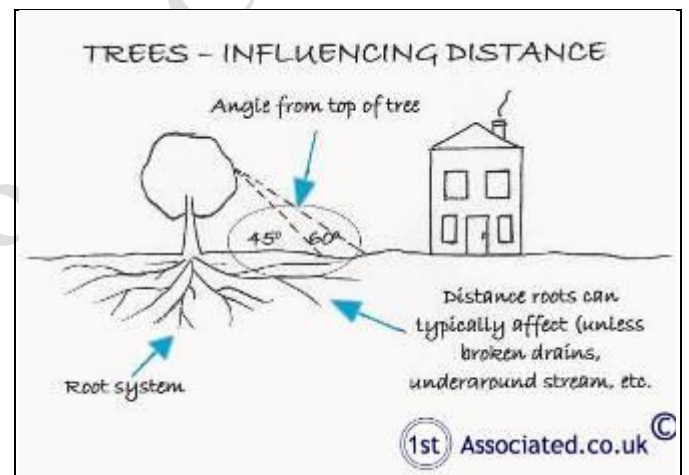
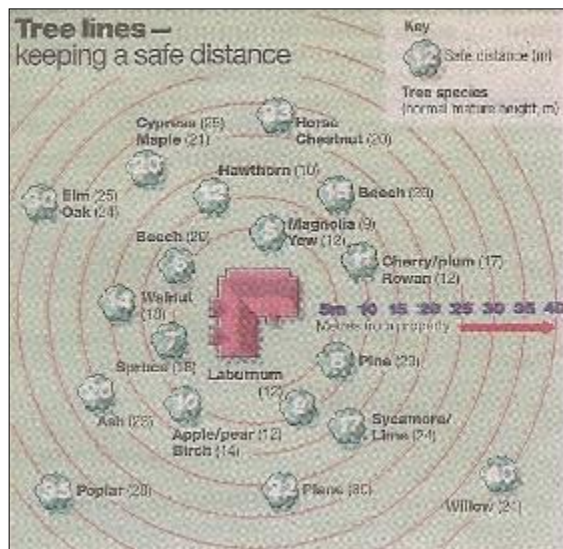
# TREES



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

There are trees but not within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.

**ACTION REQUIRED:** We would recommend an arboriculturalist (not a tree surgeon) is asked to view the trees and give a ten year plan for maintenance of the trees and possibly adding trees.



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.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# DAMP PROOF COURSE



*The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.*

In properties of this age it is unlikely that a damp proof course (DPC) would have been built in originally however often they have had damp proof courses added at a later date. In this case, we can see a bitumen damp proof course in some areas.



Bitumen damp proof course

Your attention is drawn to the section of the report specifically dealing with dampness.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# AIRBRICKS



*In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances of the property.*

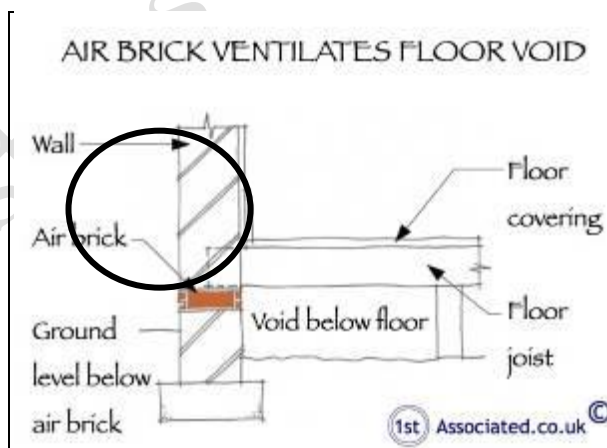
## Low Level Air Bricks

The property has low level air bricks which would normally indicate a suspended timber floor. In this case we can see there is a stone floor throughout. The airbricks may have been to vent a timber floor around the staircase area. As you may or may not be aware the owner was unhappy with us going into the staircase cupboard area.



Floor

The ground floor originally would have probably been compacted earth possibly with a lime covering. In the 1970's they would have tended to use a concrete floor, sometimes with expansion joints, predominantly not, which can cause problems to the base of the property. We have no way of knowing what is underneath the tiles without opening up the floor. In a modern barn conversion, you would be expected to use lime floors as used by the Romans but then forgotten about for hundreds of years. There is an outside possibility there is a suspended timber floor; these appeared from about the 18<sup>th</sup> Century onwards. This would not have been added unless the building would have been in use as a residential building for some time/hundred years or so before the conversion.



Air brick ventilates floor void



Air brick

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Finally, we have made our best assumptions based upon our visual inspection of the outside of the property and our general knowledge of this age, type and style of construction. We have not opened up the floor, unless we have specifically stated so in this section.

1stAssociated.co.uk Copyright

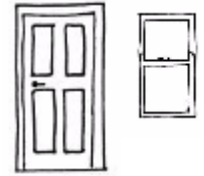
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# FASCIAS AND SOFFITS AND WINDOWS AND DOORS

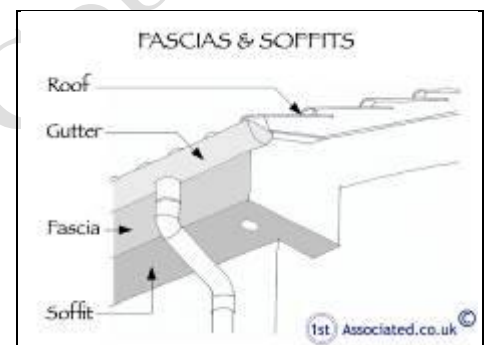


*This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.*

*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 and Exposed Rafter Feet

The fascias and soffits and exposed rafter feet are timber. They are painted / stained and we would comment they are in below average condition for their age, type and style partly as the gutters are leaking as mentioned. We often find they are in poor condition as they are difficult to redecorate.



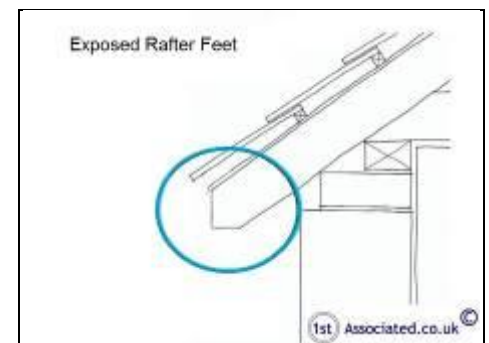
Fascias and soffits



Rafter feet



Exposed rafter feet deteriorating



Exposed rafter feet

**ACTION REQUIRED:** Redecorate in the summer/warmer weather. Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Windows and Doors

The property has timber windows with thin double glazing. We would specifically comment that they are generally in below average condition.



Deteriorating left gable end window  
~ Aerial View - 360 Photo ~



Work required to timber windows

### Knife Test

We have tested the windows by pushing a knife into a random selection. We generally tend to do the lower windows as access is easier.

**ACTION REQUIRED:** Repair/replace subject to agreement from the Conservation Officer. Please see our comments in the Executive Summary.



Double glazed timber windows

### Double glazed windows

To the gable end is a plastic double glazed window with trickle vents, which generally look to be of an average quality. We would recommend this is replaced with a more appropriate timber window.



Plastic window to gable end  
~ Aerial View - 360 Photo ~



Trickle vent

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. Generally it is considered that double glazed units have a life of about ten to twenty years particularly a timber frame in a timber frame building as movement can occur which breaks the seals.

#### Trickle Vents Defined

Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.



Trickle vents

#### Doors

The property has the old threshing barn entrance, often they would drive the carts out the back.



Weathering to timber at base of window within entrance to old barn



Deterioration to base of ledge and brace doors

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **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.*

The weatherboarding and fascias, soffits and exposed rafter feet are in need of decoration, in the summer/warmer months, the sooner the better. You need to carry out repairs to gutters and downpipes prior to decoration.

Finally, ideally external redecoration/cleaning is recommended every three to five years dependent upon the original material, its exposure to the elements and the material's properties. Where this is not carried out repairs should be expected. Ideally redecoration and/or cleaning should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# INTERNAL



## CEILING, WALLS, PARTITIONS AND FINISHES

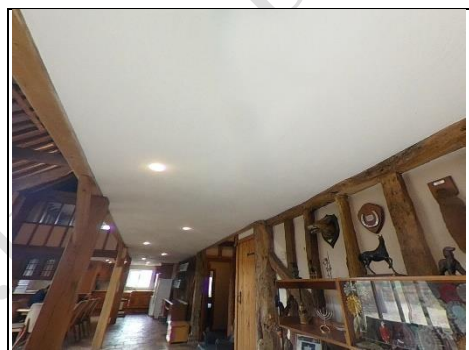
*In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.*

### Ceiling Construction

The ceilings have exposed timber beams at high level and an open cathedral ceiling. There are also low level ceilings.



Exposed timber beams at high level and chimney



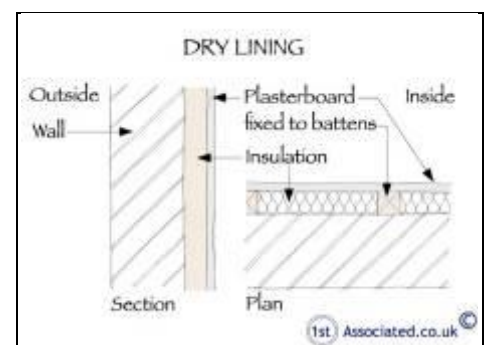
Low level ceilings

Often these timbers are re-used timbers and traditionally they would have been used sideways as it was more practical for the builders in years gone by but this leads to higher levels of deflection than found in modern properties in the floors. Please see our comments with regards to first floor level.

### Perimeter Walls

Typically this age of building was built in timber bays. These bays have structural elements within the property that form what we would term as primary and secondary timbers.

We do not know what is behind the infill panels; we would term them as being dry lined. We can see they are cracking and they sound from tap testing to be dry lined traditionally with timber battens.



Dry lining on battens

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Cracking

We noted vertical cracking in the ground floor left hand bedroom which is dry lined and false walled. We cannot be certain what this is hiding, it may relate to dampness or may relate to deterioration in the structure. Our concern is that we can see to the stairs area a fair amount of timber has been replaced and we do not know what quality of timber was used.



Vertical crack in ground floor left bedroom



Second vertical crack found on rear wall of ground floor left bedroom

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

## Internal Walls and Partitions

The internal walls appear to be a mixture of solid and studwork. There are structural walls however many of the walls are non-structural.

Please be aware if you do carry out alterations and amendments that walls that appear non-structural may have become partially structural over the years as the building has moved and adapted and adjusted as it has changed. Also, be aware that some substantial looking timbers can be merely decorative and added by past builders.

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.

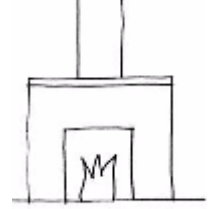
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# 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.*

We noted a chimney/ridge vent to the roof which we assume is for the chimney. The fire was not working at the time of our survey. The owner advised that they did not know when the chimneys were last cleaned therefore we would recommend clearing. We would assume that they do not work unless evidence can be provided otherwise.



Ridge vent  
~ Aerial View - 360 Photo ~



Chimney to right we assume this goes in to the ridge vent

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# 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

We found the floor relatively level and true particularly for an older building. We assume it was originally trampled earth possibly with lime or possibly with tiles or wood boards in some areas. Over the years this may have been replaced with different floors.

## First Floor

We cannot see the floor construction. We feel it is likely to have newer timbers given how level and true it is and has limited deflection. We usually find all of the above unless the original floor has altered which we believe it may have been in this case.

**ACTION REQUIRED:** Ideally, it would be good to open up the floors to check its condition.

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, lime slab floors, 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.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



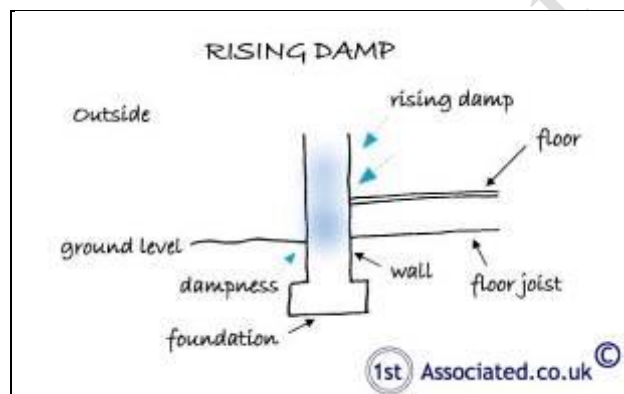
# DAMPNESS



*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.*

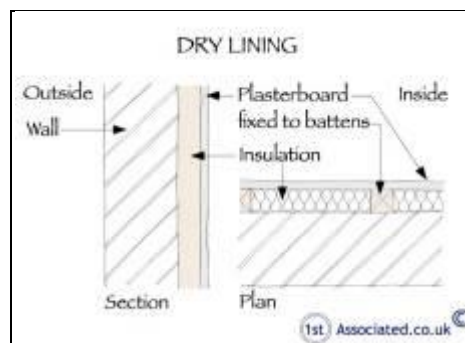


Rising damp

A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we were unable to obtain readings due to the dry lining.



Dry lining in left hand ground floor bedroom



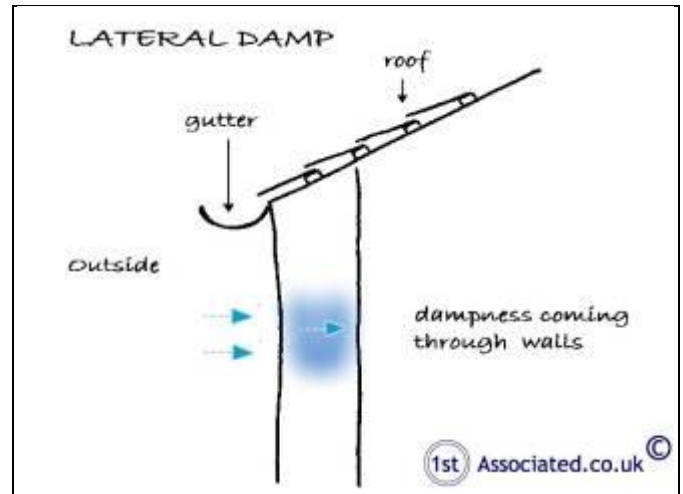
Dry lining on battens

**ACTION REQUIRED:** Please see our comments in the Executive Summary.



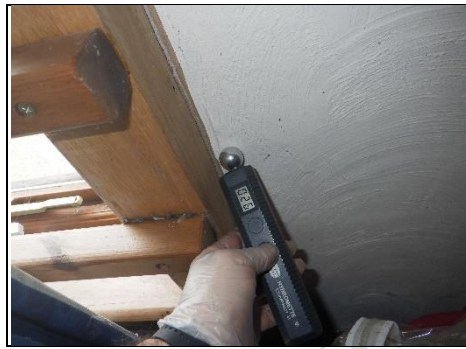
## Lateral or Penetrating Dampness

*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.*



Lateral damp

We used a resistance meter on the external walls. Our damp meter readings indicated the walls are likely to be dry lined/false walls.



Testing for lateral dampness



Testing timber for lateral dampness

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

## Condensation

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

At the time of the inspection there were no obvious signs of condensation, however, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. You need to have a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





## **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 any rooms where you intend to dry clothes.

**ANTICIPATED COST:** We would anticipate costs between £250 - £500 per large humidity controlled extract fan depending upon the wiring required; quotations required.

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.

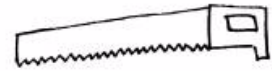
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# 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 ledge and brace modern style doors.



Ledge and brace door

## Staircase

As you are aware, we had the briefest of inspection in this area. We believe it is a modern style staircase and the underside of the staircase was exposed. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor in a worse case scenario. You may wish to take a view on whether you add this.

There is a vent to the rear of the property which we believe relates to the stair area although we cannot be certain and this needs double checking.



Vent to the rear of the property – why?

## Kitchen

We found the kitchen in average condition, possibly dated depending upon the style you like. 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 over-view of the condition. Please also see the External Joinery/Detailing section.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **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/White 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/Brown 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 believe there may be some wet rot to the fascias and soffits due to the gutters at high level.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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 roof we found no obvious visual signs of significant woodworm activity however there was some minor woodworm.



Woodworm

In many properties there is an element of woodworm that is not active. 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.

**ACTION REQUIRED:** If you wish to be one hundred percent certain that there is no woodworm the only way would be to check the property when is emptied of fixtures and fittings etc and monitor it during the breeding season in the spring.



Signs of active woodworm

### No chemicals

We would add that we would not recommend any chemical treatments, there are natural ways of removing woodworm that are far better in this type of property.

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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 average condition. The present owners advised it was last decorated internally in 1996 which we would comment that we can see some of the timbers have been blacked at one stage, black and white timbers were made popular by the Victorians. From what we understand, most timber frames would originally have had a lime wash finish.

You may wish to redecorate to your own personal taste.

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.

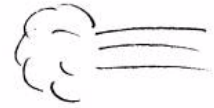
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# 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.*

## General

Older properties will not be as thermal efficient as a modern property.

## Roofs

Typically most heat loss is through the roof and walls. In this case with such a high open ceiling and we feel it is likely that there will be next to no insulation (it was only in the early 1970's after the oil crisis that we really started thinking about insulation) so the property could benefit from adding further insulation. You should ensure that if you insulate you also ventilate and have air movement as you can cause problems otherwise.

## Walls

The property has a timber frame with infill panels, we suspect they will be 1970's style infill panels which could mean almost anything!

**ACTION REQUIRED:** We recommend opening up to check the construction. We believe that you will probably be able to improve the thermal efficiency of the walls. We would be more than happy to discuss this further with you if you so wish.

## Windows

The windows are predominately double glazed. Some of the windows are in poor condition therefore the double glazing may be suffering as well.

**ACTION REQUIRED:** Consider improving the windows.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Services/Boilers

The boiler looks to be old, more efficient boilers are now available, you may wish to upgrade or even have 'green' alternatives such as an air source heat pump or ground source heat pump. We believe there are likely to be grants available for these.

## Summary

Assuming the above is correct, this property is below average / average compared with what we typically see in this type and style of property. Energy Performance Certificates (EPC's) are not required on a Listed building.

## Further Information

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 (Centre for Alternative Technology)*

*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 – can be viewed on YouTube*

*SPAB (Society for Protection of Ancient Buildings) have produced a book called The Old House Eco Handbook. We believe there will be further research into older buildings as we progress down the path of energy conservation. It is worth checking their website for the latest information at www.SPAB.org*

## HIPs

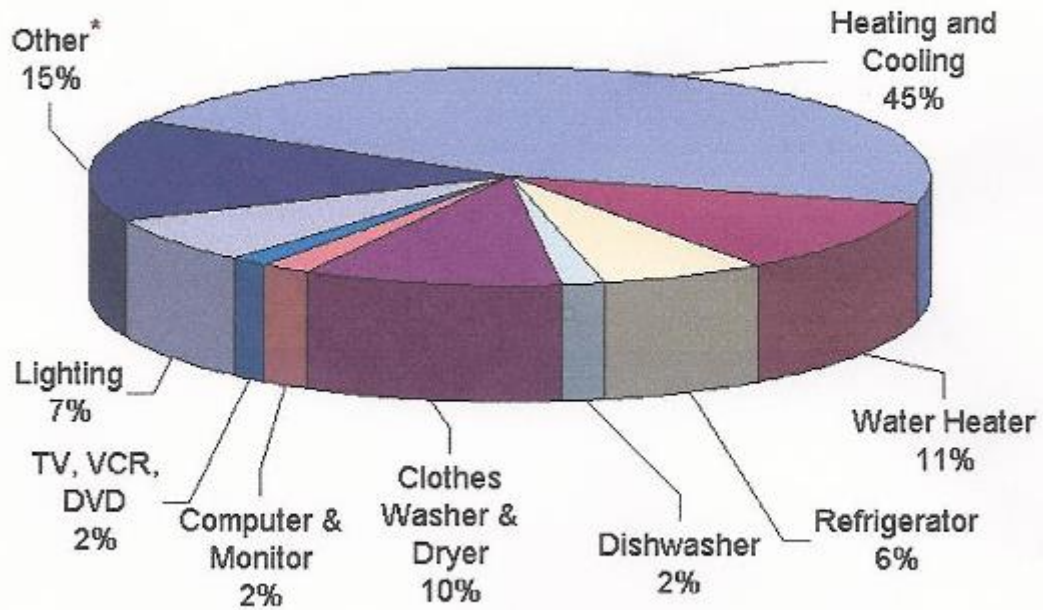
We understand that HIPs were suspended from 20th May 2010.

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.

———— Marketing by: ————  
**www.1stAssociated.co.uk**  
0800 298 5424



## What does my energy bill pay for?



\* "Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.

1stAssociated.co.uk

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



1st Associated.co.uk ©



## OTHER MATTERS



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

### Security

The owner advised there is a security system.

**ACTION REQUIRED:** Further information should be obtained from the vendor and the installer.

### 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 we believe these to be battery operated, we prefer detectors to be hardwired 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.

**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 not noted asbestos however it was still being used at the time this property was

———— Marketing by: ————

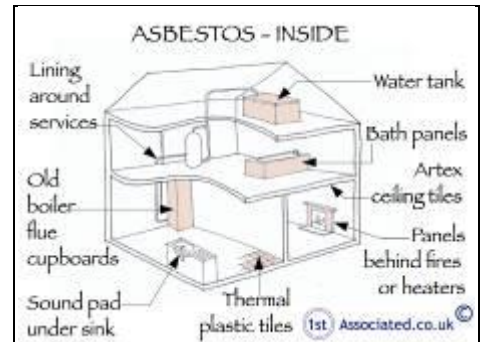
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



refurbished.

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 relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.



Asbestos

We would advise we are not asbestos surveyors and would recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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.

## BROADBAND CONNECTIVITY



We are sometimes asked with regard to the Broadband Connectivity in the area. We have identified some websites which we believe are useful for this:

<https://www.broadband.co.uk/>

Advises whether there is phone line broadband or Superfast or Ultrafast broadband in an area.

<https://www.ofcom.org.uk/>

Allows you to check broadband availability, check mobile availability and run a speed test.

However, we would always recommend speaking to the occupiers of properties as to what they have used.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# ELECTRICITY



*It is strange to think that electricity only started to be used in domestic properties at the turn of the 19<sup>th</sup> 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 Institution of Engineering and Technology (IET) 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 integral garage. The fuse board looked 1970's to 2000 and better are now available. In an older property a defective fuse board 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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**ACTION REQUIRED:** We recommend a new fuse board with a fire resisting metal case and would advise as the property is changing occupancy the Institution of Engineering and Technology (IET) recommend a test and report. Any recommendations from the report should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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 1<sup>st</sup> 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.

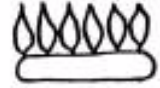
———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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.

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.



Gas unit to left side

**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.

### Carbon Monoxide

No carbon monoxide monitors were noted.

**ACTION REQUIRED:** It is recommended that an audible carbon monoxide detector is fitted (complying with British Standard EN50291) within the property. Carbon monoxide detectors are no substitute for regular servicing of gas installations and their flues.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



1st Associated.co.uk ©

# 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

We noted an external stopcock in the right hand side garden; it needs to be checked to see what this does. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.



External stopcock on right hand side within garden

## 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 in the ground floor en-suite bathroom and this seemed average. 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. The overflows look to be discharging down the right side wall.



Overflow has overflowed from tank and discharged down building  
~ Aerial View - 360 Photo ~

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Hot Water Cylinder

There is a hot water cylinder located in the garage.

The hot water cylinder is factory insulated, which indicates that it is relatively new (they were first used around the 1980's). This cylinder will therefore have a good thermal efficiency, although not as good as the more modern hot water cylinders. You may wish to look at improving this.



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

There is a Potterton boiler located in the integral 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.



Boiler

## Ten Minute Heating Test

The heating was not switched on.

**ACTION REQUIRED:** We recommend you return to the property with the estate agent to turn the heating on to ensure it is working.

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





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.

1stAssociated.co.uk Copyright

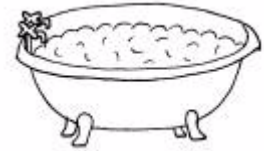
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **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.*

## **En-Suite Bathrooms**

The property has several bathrooms which look in average condition/slightly dated in our opinion.

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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.

The cold taps have been run for approximately quarter of an hour in the ground floor bedroom en-suite bathroom. No build up or back up was noted.

### 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 three inspection chambers / manholes.

#### Manholes Defined

Access areas which usually fit a man (or woman) into them. Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is therefore a good location for clearing any blockages.

### Inspection Chamber / Manhole One – Rear Right

We duly lifted the cover and found it to be clear at the time of our inspection.

From what we could see it is plastic built.

**ACTION REQUIRED:** We would recommend a closed circuit TV camera report of the drains.



Modern plastic manhole

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Inspection Chamber / Manhole Two – Rear Left

We were unable to lift this manhole to inspect.



Downpipe and rodding eye to cat slide roof right side

## Inspection Chamber / Rodding Eye Three - Rear Left

We were unable to lift this manhole to inspect.



Rear left of cat slide area rodding eye

## Water treatment system

The property has a water treatment system. We do not have details of this. We are familiar with the Klargest system which is very popular however we could not see the Klargest name on this unit.

**ACTION REQUIRED:** Your legal advisor to request further information from the vendor and details as to who is regularly maintaining the water treatment plant. We would be more than happy to speak to them.

We recommend you obtain receipts as to when it was last maintained.



Water treatment system

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.

From 1st October 2011 the water authority took over responsibility for shared private sewers. These private sewers are now public sewers. However, general

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



drainage searches will not show the location of all the public sewers within the boundary of a property and other such matters that may restrict development.

The water authority's prior consent is required to build within 3 metres of a public sewer. The owner is responsible for the cost of obtaining the water authority's consent which may include the re-routing of the public sewer. If you intend to carry out any such development at the property you should obtain a speciality drainage report to ascertain the route of the sewers and drains.

### **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.*

We have been unable to determine the ultimate means of rain/surface water disposal. The rainwater pipes need to be moved away from the property to stop dampness. We believe they would be best discharging into your own soakaway.

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

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.

———— Marketing by: ————

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



# OUTSIDE AREAS

## Sun Map

The Sun Map shows the sun's path as it travels around the property at a specific date; the date can be seen at the very bottom of the picture. The arrows show the sun's position using a 24 hour clock face around the property.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## GARAGE/PARKING



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 if so required.

### Garage

The property has an integral garage to the right.



Garage



Drip detail to garage door far right

### Parking

The house is approached by a shared access. There is parking to the front.



Front parking area

## EXTERNAL



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Gardens

The rear garden is laid to lawn with boundary fences and walls all sitting on a sloping site.



Right side garden and water treatment system



Gardens

~ Aerial View - 360 Photo ~

## Boundaries

Often with older properties the boundaries are different and can vary and 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.

There is normally a 'T' marking which boundary is yours on the deeds which you can obtain from Land Registry.

## Right brick wall

The brick wall to the right is weathered and in need of repointing.



Brick wall tor right

## Flint Garden Wall

There is a flint garden wall, some areas of which have come loose.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424







Flint/brick wall to left side



Deteriorating flint wall

**ACTION REQUIRED:** Your legal adviser to check whose boundary is whose.

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**

**ACTION REQUIRED:** We would recommend that you visit the neighbours.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **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) Removal of any chimneys in part or whole.
  - ii) Certificates confirming chimneys have been swept.
  - iii) Roof and similar renewals.
  - iv) Wall construction
  - v) Insulation within the walls and any information.
  - vi) Amendments/removal of any walls in part or whole.
  - vii) Double glazing or replacement windows.
  - viii) Drainage location, maintenance and repairs.
  - ix) Timber treatments, wet or dry rot infestations.
  - x) Rising damp treatments.
  - xi) Asbestos
  - xii) Boiler and central heating installation and maintenance.
  - xiii) Electrical test and report.
  - xiv) Planning and Building Regulation Approvals.
  - xv) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
  - xvi) 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



- 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 Environmental report 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 Environmental reports 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 Environmental reports or similar general reports on the environment please see our article link on the [www.1stAssociated.co.uk](http://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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



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!

Please do not hesitate to contact us on **0800 298 5424**.

1stAssociated.co.uk Copyright

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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*

Period House Fixtures and Fittings  
*By Linda Hall  
Published by Countryside Books*

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **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 xxx 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.

## **APPROVALS/GUARANTEES**

Where work has been carried out to the property in the past, the surveyor cannot guarantee that this work has been carried out in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

## **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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **LAYOUT PLAN**

We have used the estate agents floor plan as a guide to the layout of the building. We have not checked it for scale and accuracy.

## **SKETCHES**

We have used sketches throughout the report, these are for illustration purposes only and we would not expect these to be used as technical details for work being carried out. We would be more than happy to advise further if you wish specific help on any elements.

## **WEATHER**

It was cool 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. This may have adverse effects on many buildings in years to come or the not too distant future.

As you are probably aware there has been some record breaking weather recently:

2018 being the driest start to a summer on record  
December 2015 was the wettest month on record  
August 2004 the wettest August on record in many areas  
2003 was the driest year on record  
2000 was the wettest year on record

In 1914 the Meteorological Office began recording weather although there are informal diary records as is evidence of plant growth, etc. which also indicates weather patterns and is available for a much longer period.

## **FLOODING**

We are often asked about floods and how likely is the property to flood. We no longer think it is possible to predict due to our changing weather patterns and rainfall often being more intense. We simply do not have a crystal ball good enough to be able to advise of the certainty on this matter, other than the obvious that if you are near rivers, springs and on a sloping site you are more likely to flood than most. We have, however, been involved in some cases where flooding has occurred when it has not occurred for many decades/in living memory and this we

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



feel is due to new weather patterns; we do not believe there is a one hundred percent accurate way to establish if a property will flood or not.

**ACTION REQUIRED:** You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property.

## **NOT LOCAL**

It should be noted the surveyors may not be local to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

## **OCCUPIED PROPERTY**

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

## **JAPANESE KNOTWEED**

We have not inspected for Japanese Knotweed. We would advise that we are finding that some mortgage valuation surveyors are setting valuations at zero on any property with Japanese Knotweed and are reluctant to lend where it is present.

A BBC news report dated April 2018 states that research has been carried out by Swansea University, where they carried out trials near Cardiff and Swansea and tested 19 main methods of controlling the plant and they found that none of these methods eradicated it. See our article:

<https://buildingsurveyquote.co.uk/japanese-knotweed-buildings-and-resveratrol/>

**ACTION REQUIRED:** You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property and be aware that Japanese knotweed could be in neighbouring properties which you do not have direct control over.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





## **INSPECTION LIMITED**

Unfortunately, in this instance our inspection has been limited as:

- 1) We were unable to access parts of the roof structure. We did not open up the roof lining.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) We did speak to the owners however, as you are aware as you were present, it was very restricted.

## **THANK YOU**

We thank you for using our building surveying services and taking the time to meet us during the survey.

## **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.

## **EXAMPLE SURVEY**

This example survey has been made up of a mixture of properties and gives the essence of the service that is being purchased.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **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.

1stAssociated.co.uk Copyright

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **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](http://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](http://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](http://www.halifax.co.uk) and [www.nationwide.co.uk](http://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](http://www.hometrack.co.uk)

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

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

0800 298 5424



[www.motleyfool.co.uk](http://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](http://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](http://www.zoopla.co.uk)

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

[www.HistoricEngland.org.uk](http://www.HistoricEngland.org.uk) and [BritishListedBuildings.co.uk](http://BritishListedBuildings.co.uk)

These are good websites for establishing if the property is Listed and general information on Listed buildings.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**Heritage Statements**  
**Heritage Impact Assessments**  
**Justification Statements**

If you have an old building or a Listed property you may require one of the above, particularly if you are proposing any alternations or extensions. We can provide these and can also provide you with information with regard to structural issues and costs.

Our Heritage Statement and Impact Assessment consists of:-

1. Introduction, Report Format, Photographs and Location Plans
2. Executive Summary
3. Alterations
4. Heritage Statement
5. Historic Background - Maps research
6. District and County Council's Records Consulted
7. Old Photographic Record
8. Survey to establish evidence of original fabric
9. Impact Assessment
10. Summary of the Proposals
11. Reasons for our recommendations
12. Conclusion
13. Summary Upon Reflection
14. Appendices with:-
  - 14.1 Additional Research References
  - 14.2 Summary of Scope of work and Limitations

———— Marketing by: ————

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



# Listed Buildings

The listing of buildings or a structure of special architectural, historical or cultural interest started in 1947 under the Town and Planning Act. There are around 500,000 listed buildings in the United Kingdom. Listed buildings are available on a number of lists in England, Wales and Scotland gathered together by the relevant Government department all of which take recommendations from English Heritage or equivalent such as The Society for the Protection of Ancient Buildings (SPAB).

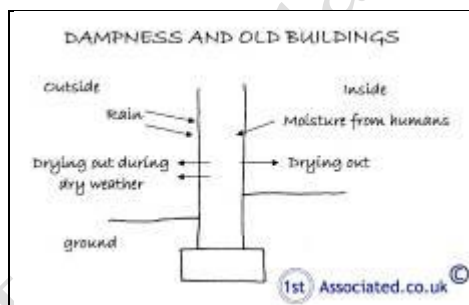
## Listed Buildings what can you do?

Any building that has a Listing these are Grade I, Grade II\* and Grade II cannot in theory be extended, pulled down or changed in any way unless permission is gained from the Local Authority who usually have a specialist in this area but equally may also want to consult other specialist bodies such as The Society for the Protection of Ancient Buildings (SPAB). Equally there is still work that can be carried out on Listed buildings and in fact is a benefit to be carried out which is work that is classified as maintenance although you may wish to talk to the Local Authority to clarify what is and is not maintenance.



Thatched Grade II Listed property

For example: Re-pointing an old wall in a cement mortar may not be considered as maintenance as a lime mortar should be used.



Dampness and old buildings



Inappropriate cement mortar will cause damage to soft red bricks

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**It should be remembered that it can be classed as a criminal offence if work is carried out on the Listed building without permission.**

## **Good News for Listed Buildings**

If you do own a Grade I or Grade II\* building then you may be able to apply for a grant from the English Heritage to carry out any urgent major repair work ; however we understand that these grants are very limited. There may also be other funds available if your building is a particularly deserving case.

## **All sorts of things can be Listed**

It is not just houses and buildings that can be Listed other structures such as war memorials, mile posts and mile stones, monuments, bridges and sculptures can also have a Listing and of course we must not forget telephone boxes.



Grade II Listed property

## **Some more information about Listed Buildings**

### **Before 1700's**

Most buildings that are constructed before the 1700's with original construction will be Listed



Grade II Listed property

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424







Colleyweston Stone constructed  
Listed Building



Old peg tiles to Grade II Listed  
Georgian property roof

### **1700's to 1840's**

Also the majority of properties that were constructed from 1700 1840 again where the majority of the original construction exists will be Listed often being Grade I or Grade II\* buildings.

### **From 1840**

From the 1840s it generally tends to be a mixed consideration of both the history of the building and the merit of the type of building. This is because many more buildings of this era are still in existence.

### **Second World War**

From about the Second World War onwards the number of buildings listed is considerably reduced and tend to be buildings that have classic design or represent a particular style or era of property.

### **Criteria for Listing**

The following criteria are used to decide which buildings should be listed:

Architectural interest, such as design, decoration, craftsmanship, building types and techniques etc.

Historic interest, which show aspects of the nation's social, economic, cultural or military history.

Close historical association, for example with important buildings or events.

Group value, such as model villages, squares, terraces etc.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## The Different Grading used to List a Building

### Grade I:

Grade I buildings are considered to be those that are of exceptional interest.

### Grade II\*

Grade II\* buildings are considered to be particularly important buildings of more than special interest.

### Grade II

Grade II buildings are considered to be of special interest, warranting every effort to preserve them.

More than 90 percent of the properties that are listed have been given Grade II status.



Listed 16th century property

1stAssociated.co.uk

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **Altering Listed Buildings without permission**

## **Is your Listed Building protected by law?**

Yes, both the inside and the outside are protected by law.

The listed building reference that you find via [HistoricEngland.org.uk](http://HistoricEngland.org.uk) is a summary. As we understand it, they were originally written in that format just for identification purposes of the building, although it may also identify important historic parts.

The listed building reference normally references external items as often the Conservation Officers or Listed Building Officers didn't gain access or didn't have time to.

## **We are only the trustees for those who come after us**

Historic England (originally known as English Heritage) and the National Trust are well known for their historic contribution and equally respected is the Society for the Protection of Ancient Buildings (SPAB) offering education in relation to historic properties and listed buildings. The SPAB founder William Morris, quoted:

*“We are only the trustees for those who come after us” with regards to historic buildings.*

## **Builders can say anything but it is you that gets the fine**

Over the years we have heard builders and others comment that you can do what you want to the inside of a listed building, or you can carry out certain jobs and no-one will ever find out.

## **A case of altering a building and being taken to court**

We would like to advise of a case that we recently came across, which was a Grade II Listed Building, which the owner had owned for many years (20 plus years) and they had even had Sarah Beeny round to film their property, wherein it was said it was an example of how to turn an ancient Sussex hall into a home that meets all the comforts of modern living.

However, when they went to sell the property it was discovered that they had made quite a lot of alterations that were illegal. The District Judge mentioned that the Defendant intentionally disregarded the need for Consent, focusing on her own needs. The Defendant told the court she strongly believed at the time the work did not require authorisation.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



There was a long list of offences (if you wish to Google this). Some of the items were very specific to this particular house, such as:

1. The removal of the Elizabethan priest hole
2. Less obvious things, such as removing the staircase balustrade and handrail and replacing it.
3. Removing the partition between the staircase and a bedroom.
4. Removing a ceiling, including associated joists and beams.
5. Removing a storage area.

The Defendant of the court case, Barby Dashwood-Morris was fined £75,000 and ordered to pay £40,000 in costs and her Co-Defendant, Andy Proudfoot, was fined £48,000 and ordered to pay £40,000 in costs.

### **Historic Vandalism**

Michael Sanders of National History Society described the changes as historic vandalism and the Chief Council's Head of Planning said owners of historic buildings should be aware of their responsibilities for property and for future generations.

### **Always obtain advice and approval**

It is imperative you obtain advice and approvals for carrying out any work on a Listed Building.

———— Marketing by: ————

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# French Drain

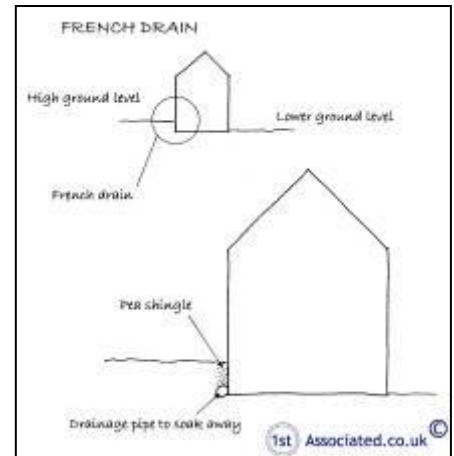
## Using a French drain to resolve a dampness problem

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, 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **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 sand 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# Condensation and other issues are much more likely and are hard to resolve

## What is cold bridging and how does it work?

Cold bridging is a term and a problem we believe will become more common in years to come. We are finding more and more examples of Cold Bridging. This happens in certain types of property and to some extent it could be argued that it is a characteristic of that type of property and quite a complex issue to resolve. Unfortunately it means condensation is more likely.



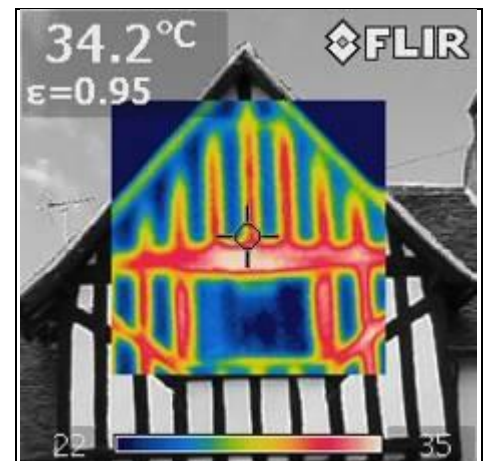
Timber framed Public House  
Thermal image showing heat loss

## Cold Bridging

Cold bridging is caused by a colder element in the structure or fabric of the building allowing coldness to pass through. When warm moist air is present in the property and it passes through the colder elements of the structure we have what is known as Cold Bridging. This is often caused by a combination of issues. It can occur from things such as having a shower or a bath, cooking or clothes washing, particularly if you are drying washing on the radiators.

## Commercial properties and cold bridging

We appreciate it is unlikely that you will find many commercial properties that are constructed in the Tudor era. It could, in commercial properties, be a large gathering of people breathing (this can cause a lot of humidity) in a building that has stood cold and empty for some time such as a church, village hall, sports centre or a crèche. These human atmospheres create a climate, which can result in condensation on the cold elements of the structure and fabric if the room is not ventilated properly.



Thermal image showing heat loss  
around window of timber frame  
pub

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# Condensation and Cold Bridging the problems explained

The adjacent sketch is a sketch we have drawn to try to summarise the issues of cold bridging to help identify some of the problems relating to cold bridging and condensation.

This is a good indication of the typical things that cause Cold Bridging in a house and how extraction from humidity generating areas such as the kitchen and the bathroom can reduce problems. You do need to look at how you live in the house.

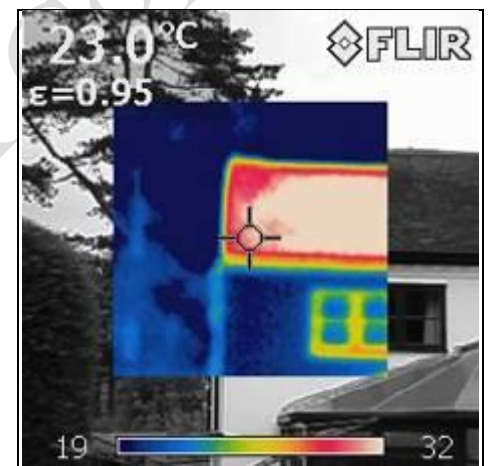


Cold bridging/condensation

## Cold Bridging isn't just about condensation on mirrors

Cold Bridging isn't just about condensation on mirrors. Not only can it be an original characteristic of the building it can be encouraged by all types of extension and alterations.

Cold bridging is far worse than condensation as it is caused by an element in the structure, which you can do very little to change without great expense.



Cottage thermal image showing no roof insulation

## When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

- 1) Eras of properties where there are warm elements and colder elements to the building.
- 2) Where you have a mixture of warm rooms and cold rooms.

For example: Lounges and main bedrooms tend to be warmer than guest or spare bedrooms most of the time. Also sometimes rooms can warm up due to large areas of glass and thermal heat gain, which is very true in some conservatories also.

- 3) Humidity internally is high
- 4) Where it is colder but by no means very cold outside

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

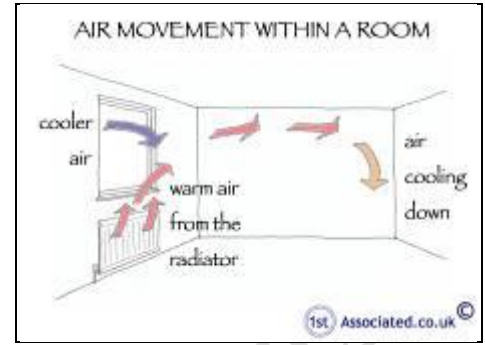
0800 298 5424





## Can Cold Bridging be solved?

In some ways it is very simple and in some ways it is very difficult to resolve cold bridging. Normally, where condensation is involved, if you get the balance of warm and coolness of the air, ventilation and movement you can reduce considerably the chances of condensation.



Air movement within a room

## Airing rooms just like in the good olde days

Airing the room by opening the windows, which seems to have gone out of fashion, can help considerably.



Old style diamond panel lead light in cast iron window opened to air room

## Is your lifestyle a factor in Cold Bridging?

This is often a contentious and difficult question, particularly where the occupier is a tenant and there is a disagreement between the landlord and the occupier as to why there is mould in the property. In our experience the major factor is the size of the family living in a property. This is especially the case with large families with young children and where in turn there is a lot of washing of clothes being done.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Airing clothes in winter months

This is particularly the case in the winter months, with the wet washed clothes being dried on radiators. Also general hygiene washing and not to mention cooking to feed everyone all lead toward a more humid atmosphere.

This is generally known as the lifestyle of occupants and can be a major factor particularly where there are legal cases as to the problems within a property.



Drying washing on radiators can cause condensation

## Is Cold Bridging and Condensation a design problem or a lifestyle problem?

This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases be amended. This may involve the occupier having an understanding of the problems they are causing. For example, drying lots of washing on a radiator inside may be causing excessive moisture in the atmosphere. Equally not opening the windows and closing or sealing up vents can be a problem.

## Design of the Building

Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having a better circulation of air with a better heat and coolness balance and the removal of any moist air.



Tudor timber frame property

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Things to remember about an air brick

If you are thinking about adding an air brick then you need to be aware that airbricks don't actually allow that much air through. Although externally a nine by three air brick has a lot of gaps, as these gaps taper, it is generally considered that only about one inch square of air regularly passes through the grills.

Apologies our sketches are depicting a modern property rather than a Tudor timber frame property.



Air brick may not ventilate room enough

## In the winter we have condensation problems but in the summer we don't

The different seasons mean that the building reacts differently. Anyone who has lived in an old property will know that windows and doors particularly sliding sash windows will swell during the winter months.

The photograph to the right shows a Tudor pub in snowy weather conditions, the property has been extended and altered over the years, which means that there is different heat loss in different areas of the property.



Tudor pub

## Seasonal changes

There can be similar issues with a property where, regardless of your lifestyle, during some of the different seasons, for example the winter or a wet spring, taking a shower can relate in condensation even with extract fans running (although this is far less likely).

It also depends on what the humidity level is outside as this can be greater than inside. The moisture/humidity will then seek out colder rooms such as spare bedrooms and the corners of cupboards. When you open these at a later date you will be surprised to find black mould.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

