

Timber Frame Example Residential Building Survey

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INTRODUCTION

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

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.

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

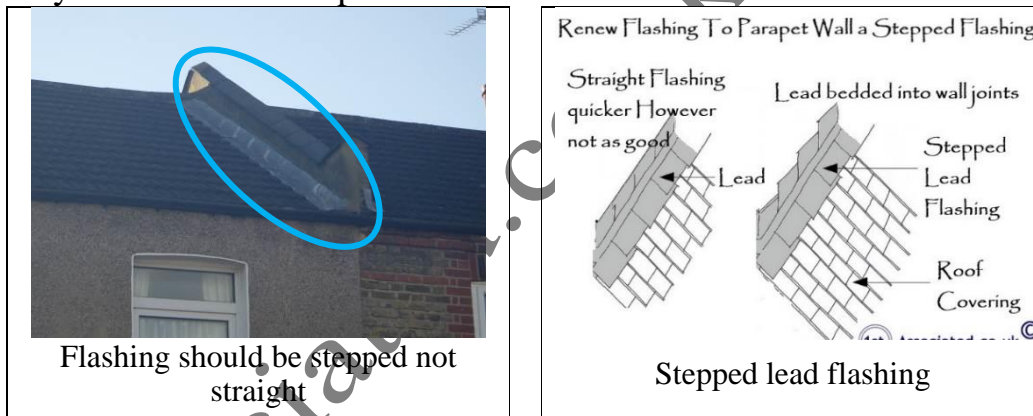
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

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



ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property. Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached property which has been extended and amended both with pitched roofs and flat single storey roof extensions as is fairly common with older properties / public houses.

There is a small garden area to the front, the car park is situated to the rear right and an over grown swampy like area to the rear middle and left. From what we understand the brewery will be marking what land comes with the property.

We have been advised that the building is Grade II Listed and we have checked on HistoricEngland.co.uk websites which confirms it is Grade II Listed.

The Listed building details are (which we have rearranged the wording slightly to make it more readable):

Overview

XX.

Colour washed red brick.
2 storeys, 3 bay front with plinth. Central doorway in C20 gabled partially glazed porch with inner panelled door. Doorway flanked by single tripartite plain sashes with segmental heads. 2 plain sashes above. Interior with chamfered beam with triangular stops.

Roof

Slate roof, hipped to the right and with brick coped left gable with gable stack. Single tall lateral stack. Dentilled eaves.

Reference: XXXXXXXXXXXXXXXX

If the age of the property interests, you your Legal Advisor may be able to find out more information from the Deeds.

A general comment with regard to Grade II Listed buildings is that we are finding some of the listings are not that specific or detailed and open for interpretation, we would take advice from the Conservation Officer with regard to what is and is not important on the listing.

ACTION REQUIRED: Your legal advisor needs to check and confirm all of the above. Please see the Appendices for full Listing details.

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Putting Life into Perspective!

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

- 1750 The start of the Industrial Revolution
- 1793 The Grand Union Canal was built
- 1947 The Polaroid camera is invented by Edwin Land
- 1984 Live Aid Concerts raise funds for famine relief in Ethiopia

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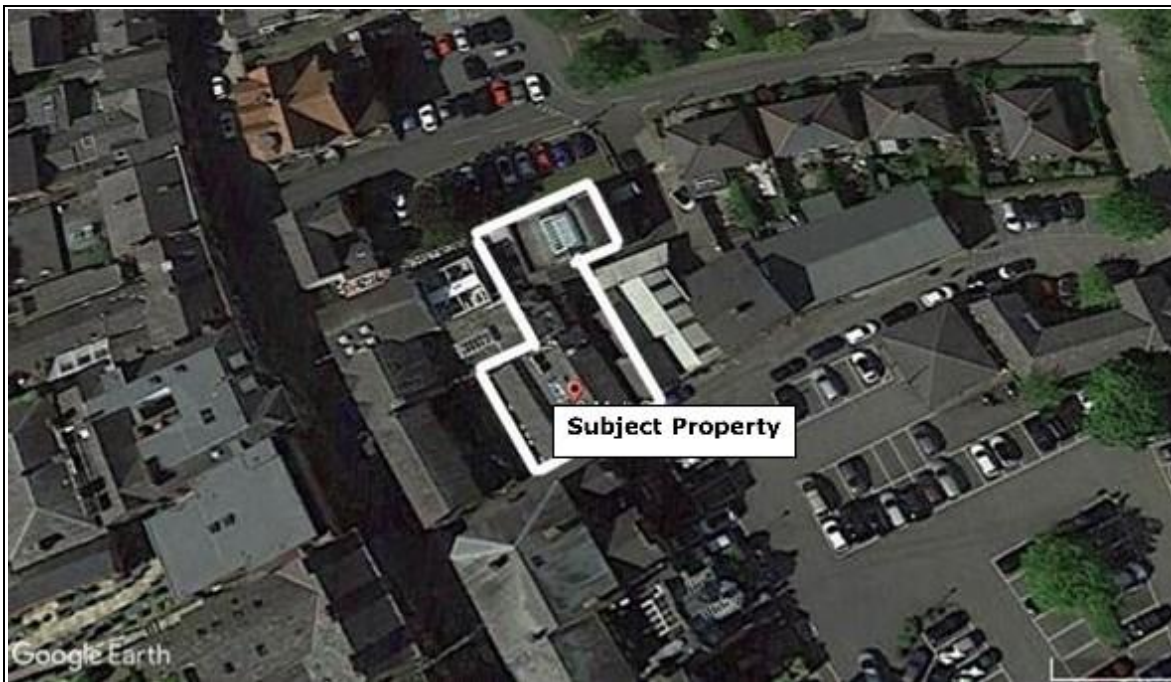
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LOCATION PLANS



Note;
The

photographs identify the building and is not necessarily where the boundaries, etc are.

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EXTERNAL PHOTOGRAPHS



Front view
Aerial view – 360 photo



Rear view
Aerial view – 360 photo



Left view
Aerial view – 360 photo



Right view
Aerial view – 360 photo



Front isometric view
Aerial view – 360 photo



Overgrown rear garden

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ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Left main bar
- 2) Right lounge bar
- 3) Rear right function room with toilets
(ladies rear left and gents front right)
- 4) Rear right ladies' toilets
- 5) Rear middle double cellar
- 6) Rear kitchen
- 7) Rear left outdoor toilet
- 8) Central stairs to access corridor

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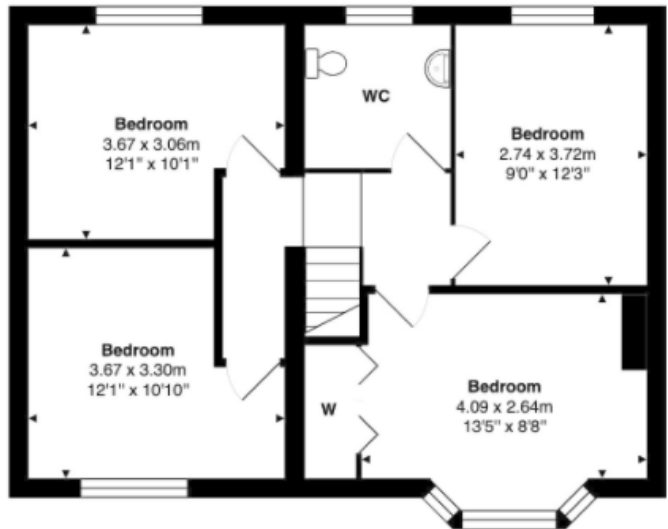


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First Floor

The first floor accommodation consists of:

- 1) Rear bathroom
- 2) Rear bedroom
- 3) Middle bedroom
- 4) Left bedroom
- 5) Right bedroom



First Floor

Outside Areas

There is a small garden area to the front, a car park to the right and an overgrown swampy like area to the rear middle and left.

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

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INTERNAL PHOTOGRAPHS

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

Ground Floor



Front left bar



Main bar left



Main bar right



Lounge bar fireplace



Right lounge bar



Lounge bar serving area



Bedroom to left



Rear middle double cellar



Front right gent's toilets

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Rear right function room



Right function room



Rear kitchen



Ladies toilets



Central stairs to top floor

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First Floor



Rear bathroom



Rear bedroom



Middle bedroom



Left bedroom



Right bedroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Four brick chimneys (left, middle, right and rear)
Main Roof:	Pitched, clad with manmade slate (possibly asbestos)
Main Roof Structure:	Cut timber roof (old and new)
Right Flat Roof:	Felt covered (assumed)
Rear Flat Roof:	Felt covered (assumed)
Rear Flat Roof to Canopy:	Felt covered (assumed)
Rear Entrance Roof:	Asbestos (assumed)
Middle Left Flat Roof:	Felt covered (assumed)
Gutters and Downpipes:	Mixture of cast iron and plastic
Soil and Vent Pipe:	Mixture of cast iron and plastic
Walls:	English Wall Bond brickwork / Flemish Bond brickwork / Stretcher Bond Brickwork / Rough Cast Render (all assumed)
Fascias and Soffits:	Painted timber
Windows and Doors:	Sliding sash windows / Metal casement windows / Timber casement windows

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Internal

Ceilings:	Lath and plaster and plaster (assumed)
Perimeter Walls:	Dry lined and wet plastered finish (all assumed)
Internal Walls:	Mixture of solid and studwork both old and new (all assumed)
Floors: Ground Floor:	Concrete (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and oil heating (all assumed).

Heating:	There is a metal oil tank located to the rear left. Rear boiler room off from the kitchen.
Electrics:	The electrics are located in the function room and the bar area
Drainage:	The manholes are located to the rear

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.

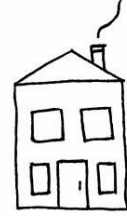
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EXECUTIVE SUMMARY



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 xxx 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 potential.
- 2) It is a vacant possession.

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

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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) Chimneys

All four chimneys are weathered and require repair and repointing.

ACTION REQUIRED: Repair and repoint as necessary, check flashings and also check flaunchings (the top of the chimney).



Rear left chimney

We assume the work can be carried out from a tower scaffolding as majority of cases. It may well be worth buying your own tower scaffold as they are several hundred pounds.

ANTICIPATED COST: £3,000 - £5,000 (three thousand pounds to five thousand pounds); please obtain quotations.



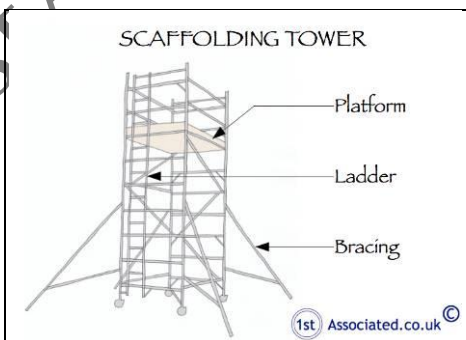
Front left chimney
Aerial view – 360 photo



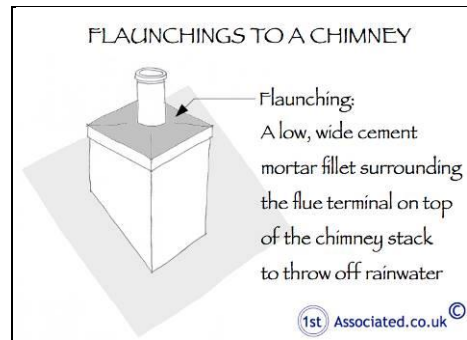
Front middle chimney



Front right chimney needs re-pointing at the base
Aerial view – 360 photo



Tower scaffold



Flaunching to a chimney

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2.0) Roofs deteriorating

We can see that many of the slates have slipped particularly to the rear of the property where tingles have been used.

Tingles defined

Tingles are a way of repairing a slate roof where the nails have deteriorated.

Should the property be re-roofed?

We generally say if there are more than a dozen or two dozen tingles then re-roofing is required so in this case it is getting very close to re-roofing being needed.

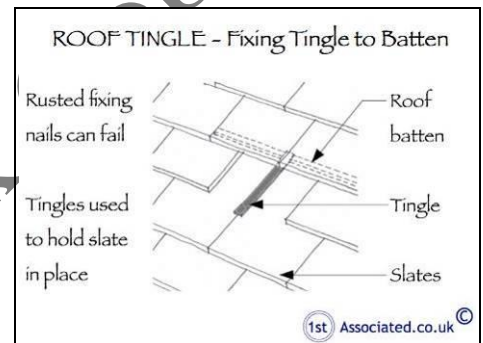
When you carry out the roof cover / slate roof repairs you must carry out repairs to the roof structure. There are various timbers that are split or are bending and need replacing particularly to the valley gutter to the rear and to the roof to the front right side.

ACTION REQUIRED: We believe several of the roofs will require repair and or re-slating within the next five to ten years.

ANTICIPATED COST: Depending on which roofs are carried out £5,000 - £15,000 (five thousand pounds to fifteen thousand pounds) (per large roof). When the roof work has been carried out we would also carry out any associated wall and window work etc. utilising the scaffolding that will be needed for the roof repairs; please obtain quotations.



Slipped slates and lead tingles to the front right roof
Aerial view – 360 photo



Roof tingles



Slipped slates to the rear left

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3.0) Roof structure

You have various different ages of cut timber roof. The cut timber roof to above the bar areas is the oldest roof in our option.

Within this roof we could see old timbers and some peg fixings and also deterioration and woodworm. Rather than replacing the timber it may be better to add additional timber in this way you keep any historic timber and improve the structure. This is the system that has been used over the years and we can see it being used in this roof.



View of main old roof
Aerial view – 360 photo



Old roof structure to the left
of the property



Peg fixings in the roof



Old timbers



Woodworm in the roof



Split timbers to the rear valley

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ACTION REQUIRED: We would start by removing everything in the roof and getting some good lighting in the roof so it can be seen properly.

Strengthen the roof by the addition of extra timbers. You can see in the roof there are some split timbers which need extra support, we would start by clearing the roof all the stored items and rubbish.

ANTICIPATED COST: In the region of £1,000 to £2,000.(one thousand pounds to two thousand pounds); please obtain quotations.

4.0) Woodworm in the roof

You will also notice there is some woodworm in the roof structure which we believe is active although there is a fair proportion of old woodworm.

We think the woodworm activity will be reduced if not stopped all together once the roof is made water tight moving the dampness (woodworm like dampness) and also getting air ventilation in to the roof and heating to the building.



Woodworm in the roof

We would strongly advise against using chemicals or any other sprays to treat woodworm as we feel there are far better ways of dealing with woodworm in the long term.

ACTION REQUIRED: Make the roof watertight as previously described and monitor woodworm activity.

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5.0) Manmade roof and asbestos

The rear entrance roof is asbestos and is deteriorating. We believe you have already agreed to remove this area. There also looks to be a manmade slate to the left side roof (in a blue oval) which may contain a small amount of asbestos as it was fairly common in older manmade slates (all directions given as you face the property).



Left manmade slate roof



Asbestos roof to the rear entrance

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

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

ANTICIPATED COST: A few hundred pounds for an asbestos check; please obtain quotations.

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6.0) No protective underlayer

It is common since the end of war years to add what is known as a protective underlayer in the roof which is a secondary underlayer.

It should be noted that in some areas of the roof it has an older style of construction with no protective underlayer. This means that when the rain gets through and remember you have a lot of tingles holding the slates so there is no secondary protection.



No protective underlayer to older style construction

Turnerising?

We would add that a lot of the slates looked to be a slate second and what looks to have been a turnarising in on the slate which is visible on the inside in a darker colour so the slates might not be in that good a condition and maybe brittle when you try to repair / replace them.

Turnerising Defined

This is a process used usually when roofs have started to deteriorate or leak and it involves the covering of a roof with a mesh and coating in bitumen. It is almost impossible to economically save or re-use materials which have been treated in this manner.

ACTION REQUIRED: You will ultimately need to re-roof all of these roofs, adding a secondary protective underlayer.

ANTICIPATED COST: This work should be carried out in conjunction with re-roofing. Please see our earlier costs in the roof deterioration section.

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7.0) Flat roofs

You have a lot flat roofs to the property and some of them are flat felt roofs. Whilst we do not believe they should be in the priorities list as their general conditions are average, however there are signs of water and moss sitting on some of them. Flat roofs should generally have a fall of 15-22 degrees.

We do not believe these should be in your priority list as there are far more important things and their general condition is average, however there are signs of moss and water sitting on some of them which will lead to accelerated deterioration.



Flat roofs to the rear of the property
Aerial view – 360 photo

ACTION REQUIRED: We would start by clearing them of the moss. We feel that most roofs will be able to be patched repaired whilst you focus your efforts on the pitched roofs.

ANTICIPATED COST: Few hundred pounds for repairs, but sooner or later they will need replacing and the costs are likely to be in the thousands of pounds, particularly if you are using insulation and high performance elastomeric felt. Please obtain quotations.

8.0) Walls - Brickwork

The walls are now finished in brickwork, in a soft red brick which has been painted in various areas. It is in a mixture of bonds but probably the main bond is English Bond and Flemish Bond.

The brickwork is deteriorating considerably in some areas, to the point where it has had repairs. Unfortunately, these have been carried out wrongly in cement mortar which can cause more damage than good. Also there looks to be cement mortar to the front that has been painted over and made to look like bricks.



Cement mortar to look like bricks

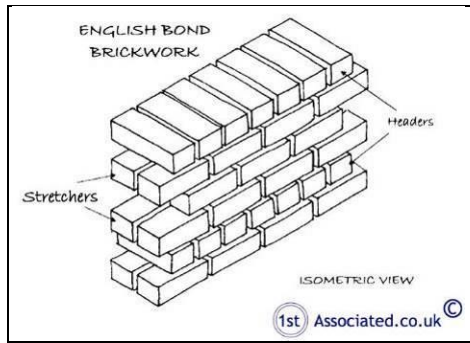
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English bond



Ad-hoc pointing in cement mortar

ACTION REQUIRED: Remove all the cement mortar and replace with lime mortar and repair the bricks as necessary.

ANTICIPATED COST: £2,500 - £5,000 (two thousand five hundred pounds to five thousand pounds) this work will be carried out over a long period of time. Work is best carried out over the summer months. You need to find a good bricklayer that is experienced in using lime mortar; please obtain quotations.



Whole bricks replaced with cement mortar

Lime Every Time for the age of this property

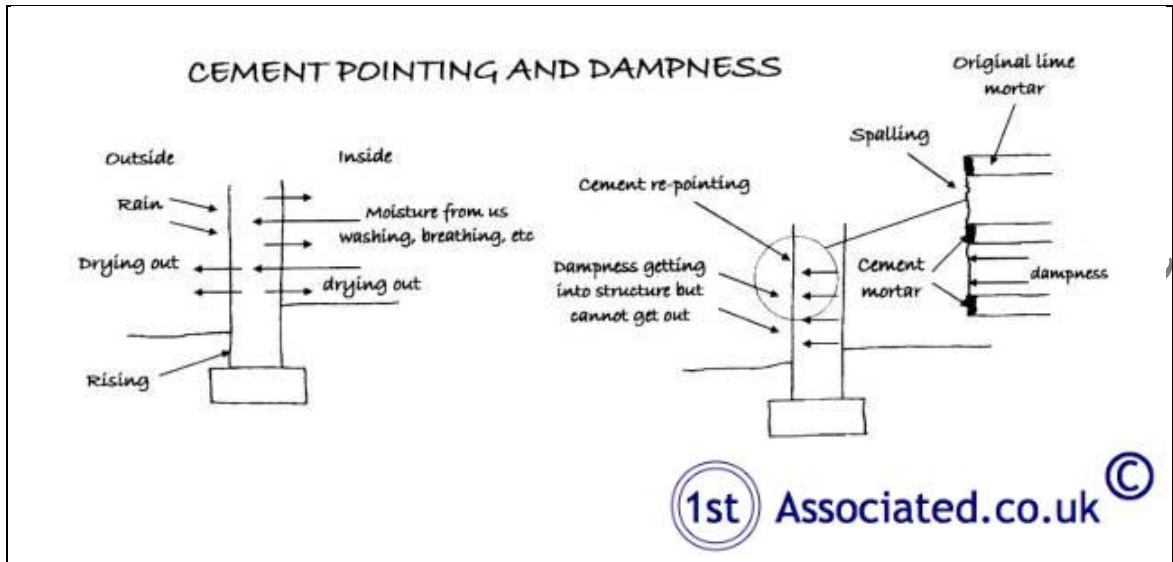
Unfortunately, the re-pointing, whilst well meaning, is not appropriate for this type of construction. A cement mortar has been used rather than a lime based mortar. We recommend you use lime mortar in any future repairs regardless of what the builders say! Using lime mortar will limit further damage to the brickwork, which is almost impossible to repair successfully. However, we would add that many, if not most, of the properties that are re-pointed are re-pointed wrongly; it is only in recent years that we have discovered the problems that can occur from it.

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Cement pointing and dampness

9.0) Cracking and tie bars

We can see tie bars to the left side gable and also to the front and rear right extension.

Tie Bars Defined

Tie bars add stability to walls and often cross-bracing them and holding them in place.

The bracket that looks like it is for a hanging basket may also be a tie bar.

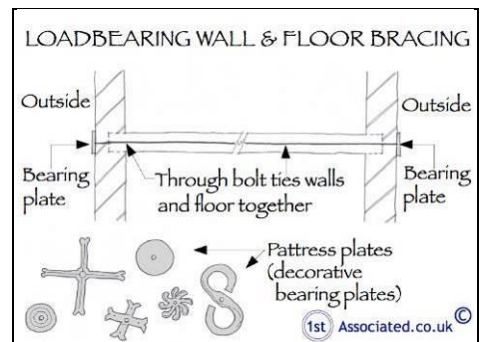


Crack and possible tie bar

To the left side of the property we can see cracking. Unfortunately, they are very difficult to see in the photos. It does mean that movement is going on to the right side extension as tie bars are added to stabilise walls and offer cross bracing to them.



Tie bar to the function room



Types of tie bars

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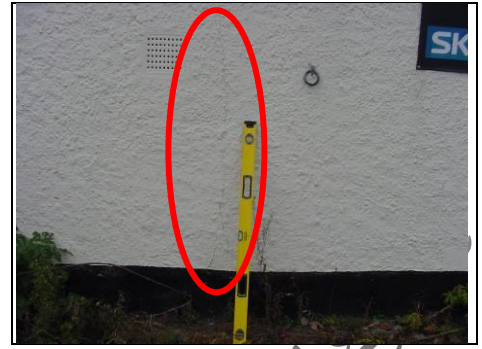


ACTION REQUIRED: We would recommend that you open up sections of the wall to see what the wall is constructed from and also to check if the tie bars are giving support to the structure.

The cracking needs monitoring. Before you legally commit to purchasing the property 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).

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 will 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.



Vertical cracking to the right side render

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10.0) Cracking to brickwork

We can see cracking to the brickwork which is to the left side of the property. This we believe is for a variety of reasons.

Cracking around window and door openings

We would like to draw your attention to the cracking to the front windows and doors.

We suspect that there has been water discharging down the left side of the building which has caused deterioration.

ACTION REQUIRED: Stop dampness from roof and guttering. Stop rainwater draining from the roof and guttering down the walls. Check and repair lintels (they may be timber). Check and repair walls which may involve removing of the cement render externally and the modern plasters internally and allowing the walls to dry.



Cracking and tie bars



Cracking to the window

Structural movement

We noted cracking which we believe relates to structural movement that is all within the older part of the property. We do feel this is causing differential movement in the newer part of the property to the right side.



Cracking to the rear right
Aerial view – 360 photo



Crack on the front right, hidden
within the function room roof

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We can see movement to the rear of the property which we believe is due to poor ground conditions, possibly a flooding or swampy area to the rear and possibly peat.

Having said that, the movement looks to have been repaired for some time without any obvious signs of recent movement. We would however like to have the movement monitored.



Vertical buttress

We feel probably the best way forward is before you legally commit to purchasing the property, 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). 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 will 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.

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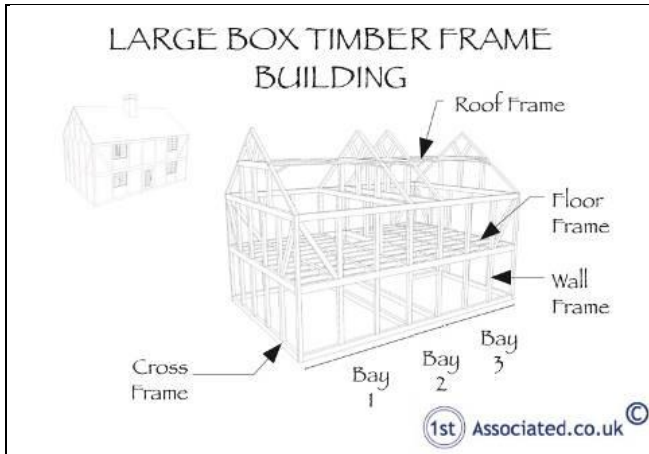
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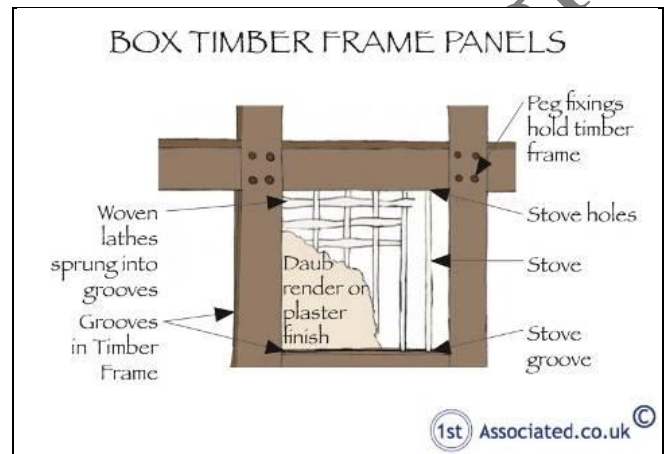


11.0) Is there a timber frame structure hidden in the building?

There are signs internally that this was once a box timber frame structure although it has been much altered over the years. It may have looked something like the sketches below. It could have been originally a timber frame structure with infill panels between the bays which were originally filled in wattle and daub and then changed to brickwork infill panels.



Timber frame building



Box timber frame panels

Wattle and daub defined

This is a composite building material used for making walls, in which a woven lattice of wooden strips called wattle is daubed with a sticky material usually made of some combination of wet soil, clay, sand, animal dung and straw.

We can see on the internal walls that there is still wattle and daub. We simply do not know what the brickwork hides.

ACTION REQUIRED: We recommend opening up sections of the wall both internally and externally. You may well find some nice timber frame that enhances the look of the building.



Wattle and daub in the walls

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Modern timbers

As is often the way modern timbers have been added over the years.

For example;

the modern timbers within the right side bar which have been painted with a smoke stain type colour which was popular in pubs years ago (particularly when smoking was allowed).

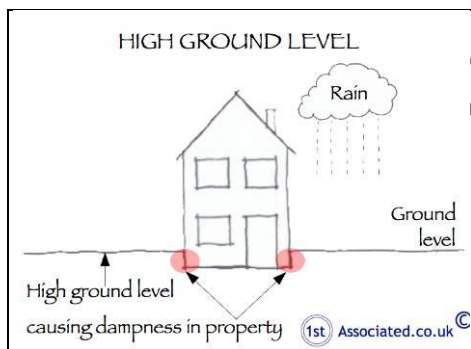


Timber beams to the right side of the main bar

More typically timbers are black with white plaster between although this was a Victorian way and originally they would have had a colour wash or lime wash.

12.0) High ground level

The ground level around the property is relatively high leading to dampness getting in particularly where the building is built from the soft red brick.



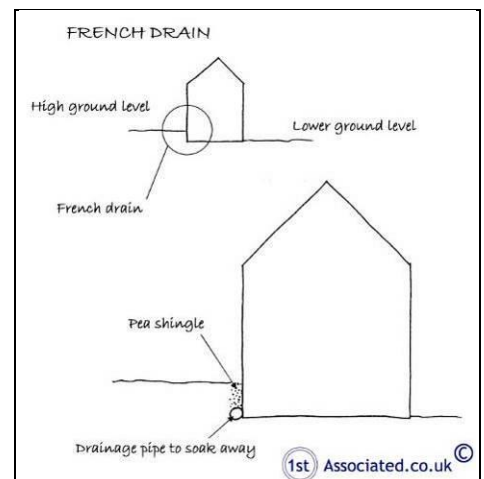
High level ground



Ground level is high to front left

ACTION REQUIRED: Lower the ground level around the property and we would also recommend you add a French drain.

ANTICIPATED COST: £2,000 - £4,000 (two thousand to four thousand pounds); please obtain quotations.



French drain

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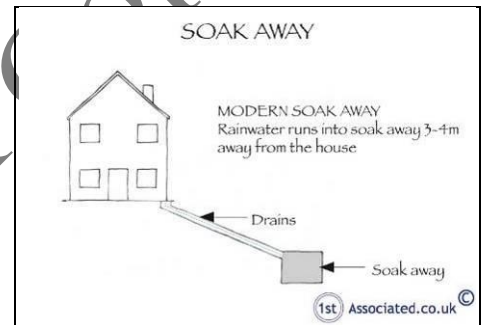
13.0) What is happening on the rear left of the property?

To the rear left side of the property there is what we would describe as an over grown swampy area. We had our best view from the flat roof at the back of the property.

When we were looking down to this area from the flat roof it looked like the ground had been washed away. You advised that you were going to level the ground, you do need to make sure there is not a natural collection of water in this area or even a spring. If there is you need to get the water away from the building



Rear of the ladies' toilets



Soak away

ACTION REQUIRED: We recommend soak aways are added to the entirety of the rainwater drainage, which will need to discharge as far away from the building as possible.

ANTICIPATED COST: It really depends on how much ground work you have already allowed for, but we expect for three soakaways plus drainage and guttering in them, costs to be in the region of £5,000 to £10,000 (five thousand to ten thousand pounds). Please obtain quotes.



Swampy area

You may also need to replace all the gutters and downpipes, although some may be saveable, but in the long term you may need to replace them all. You will need to decide and talk to the Conservation Officer as to whether they can be plastic or have to be metal.

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14.0) Listed Building alterations without permission

We have been advised that the building is Grade II Listed, please see the Appendices for full Listing details.

We would recommend you speak to the 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.

You should be aware that any amendments that have been carried out without approval become your liability and your risk. 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 visit to the Listed Building Control Officer before you legally commit to purchase.

15.0) Insuring a property that has obvious signs of movement

You do need to be aware that it may be difficult to insure this property with its obvious signs of movement and that the brewery may be self-insuring as the property owners often do this, particularly where there is no mortgage or a negligible mortgage.

16.0) Dry lining

The property has both old dry lining and also relatively modern dry lining (by relatively modern we mean the last 40 years).

Perks of the dry lining / false wall is to hide the dampness coming through into the property which is considerable. Even with the repair work that we have mentioned you may get an element of dampness coming through. You have to consider part of the character of this building.



Dry lining internal walls

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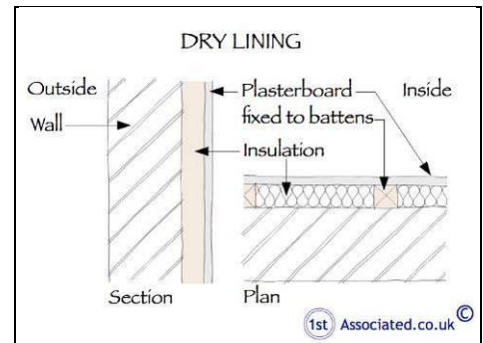
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A way to resolve this would be to continue with the dry lining although it only hides the problem rather than resolves it.

ACTION REQUIRED: You need to decide exactly what sort of finishes you want internally, but we think you will probably end up dry lining some of the property.



Dry lining

17.0) Trees

There are trees around the building particularly to the left side where there are larger and mature trees and smaller trees to the rear. We can also see that some large trees have been cut back on the left side as well.

We would advise that trees can be very important in removing water from the soil up to a certain point as of course they can become a problem.

Insurance companies tend to like substantial trees to be three to six metres away from a property. However, this depends on the actual insurance company.

ACTION REQUIRED: You need to regularly maintain the trees.

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



Trees to the left



Trees to the left of the property

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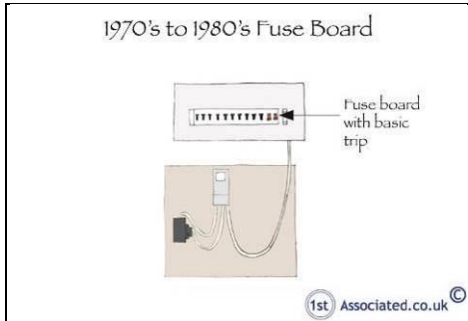
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Services

17.0) Dated electrics

The electrics are dated and were not working at the time of our survey.



1970's Fuse board



Electrics in the function room

ACTION REQUIRED: It may be worth having a new system installed. We recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

ANTICIPATED COST: £250 - £500 (two hundred and fifty pounds to five hundred pounds) for a test and report and would expect costs in the region of £2,000 - £5,000 (two thousand pounds to five thousand pounds) for a new system; please obtain quotations.



Electrics in the bar area

18.0) Heating

You will need to start again with the heating. From what we understand you are in the heating trade.

ACTION REQUIRED: Install a new heating system.

ANTICIPATED COST: We would normally budget in the region of £4,000 to £7,000 (four thousand pounds to seven thousand pounds) for a new heating

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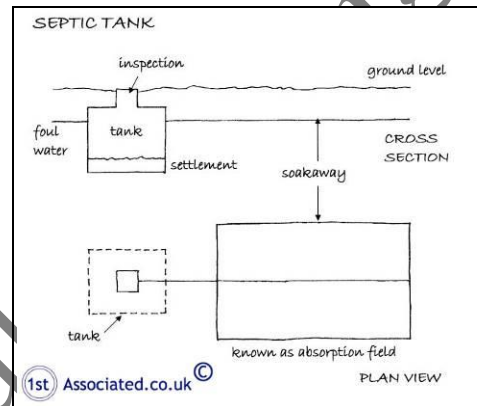
system depending upon whether you want one or two zones; please obtain quotations.

19.0) Well or septic tank

We believe there is a well in the garden, we would put a sump pump into this to see if it is a well, a septic tank or something similar. Place the sump pump into this and pump out what is in there to see if we can see the size and construction of the septic tank.



Well in the garden



Septic tank

ACTION REQUIRED: We recommend you pump out the well with a sump pump or get a company to drain it to see how it is constructed and put a new septic tank in depending upon the capacity etc.

ANTICIPATED COST: We would expect this to be in the region of £10,000 - £20,000 (ten thousand pounds to twenty thousand pounds) and you are likely to need new drainage runs as well; please obtain quotations.

The Ugly

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

Characteristics of this type of property

We do believe this falls in to a high risk purchase specifically with relation to the movement in the property and the general poor maintenance condition it is in. However, we do believe it offers potential providing you are happy to work hard and understand there are various characteristics on this property that will be hard to change.

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Other Items

Moving on to more general information.

Maintenance

The property is in a dilapidated condition and unoccupied. 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 defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair particularly in relation to the flat roofs and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. In this case we believe there has been a lack of maintenance to the property.

Getting to know more about older properties - SPAB course

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

Services

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

Electrics

The electrics are in the main bar and in the function room.

ACTION REQUIRED: The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

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Heating

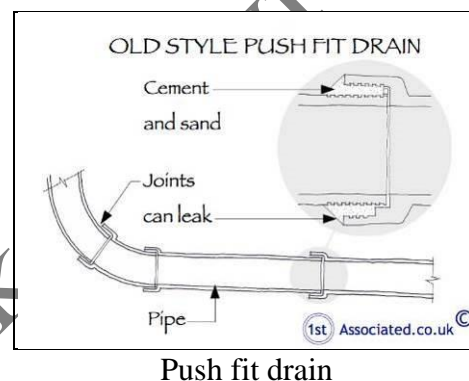
As far as we can see the heating looks to have been removed, however there are radiators throughout the property.

ACTION REQUIRED: We would recommend that a new system be installed.

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.

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



Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement.

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

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work and there are various items that we think you need to have a specialist tradesman in for, such as work to the listed building of repointing the lime mortar and also repairs to the windows. We have detailed these and other issues within the main body of the report.

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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 (seventy five pounds and one hundred and twenty five pounds) per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 (one hundred pounds and two hundred pounds) 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.

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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:

The very important part of this which we believe you understand from our discussions is to liaise with the Conservation Officers and Planning Officers and get to understand exactly what they want. Although we were once advised that the planning rules and conservation rules are written in black and white and interpreted in grey, it is very much how things are interpreted and in turn it often relates to how you approach them, the quality of trades people that you use on the job and how work progresses. You advised that you have met the Conservation Officer and Planning Officer already, we would recommend before you start work that you meet them again and outline what you propose to do and what time scale it will be done in.

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

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

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

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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 monopod pole where the environment (for example no cars parked near to the property) and weather (warm windless day) are suitable.



Drone



Front view
Aerial view -360 photo



Rear view
Aerial view -360 photo



Chimney in below average condition
Aerial view -360 photo



Chimney in below average condition
Aerial view -360 photo



Moss on roof
Aerial view -360 photo



Asbestos roof to the rear
Aerial view -360 photo

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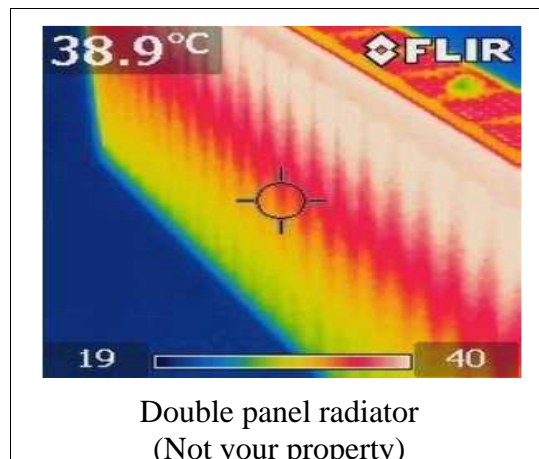
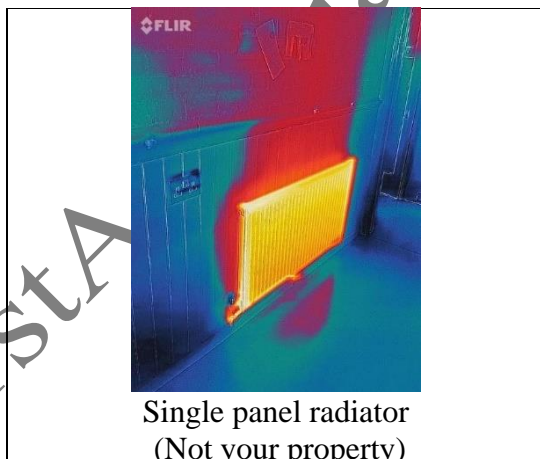
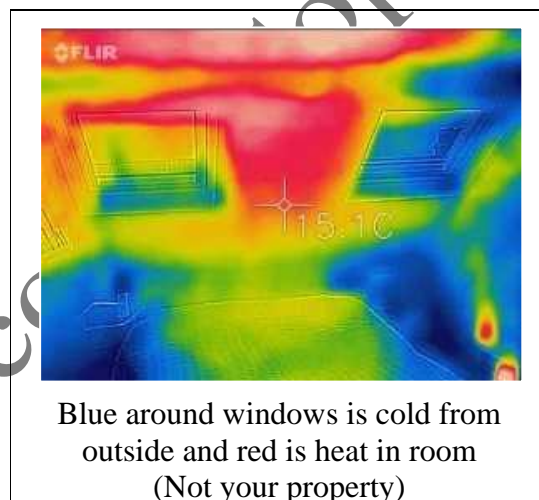
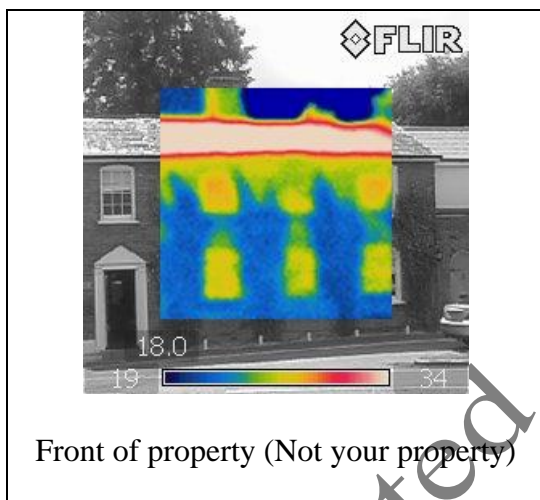


EXAMPLE THERMAL IMAGE PHOTOGRAPHS

– Not Your Property

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 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)



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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.

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

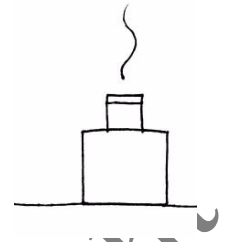
From our investigations the property is Grade II Listed and/or falls within a Conservation Area (your Legal Advisor should confirm this and make their own enquiries) and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly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



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EXTERNAL

CHIMNEY STACKS DORMER WINDOWS



Chimney Stacks

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

There are four chimneys to this property they are located to the front left, rear left, front middle and front right (all directions given as you face the property).

Chimney One - Front Left

This chimney is brick finished with a cement flashing and two chimney pots. From what we could see from ground level it looked in below average condition considering its age, type and style with a slight lean on it.

We noted an aerial attached to the chimney which we are not keen on as it cuts into the brickwork rather like a cheese wire cutting into cheese.

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



Front left chimney



Flaunching

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Chimney Two – Rear Left

This chimney is brick finished with a cement flashing and one chimney pot. From what we could see from ground level it looked in below average condition considering its age, type and style.



Rear left chimney



Close up

Chimney Three – Front Middle

This is a large slender chimney which is brick finished with a cement flashing and one chimney pot. From what we could see from ground level we could see areas where there was no mortar and again from ground level it looked in below average condition considering its age, type and style.



Front middle chimney

Chimney Four – Front Right

This chimney is brick finished with a lead flashing and one chimney pot. From what we could see from ground level it looked in below average condition considering its age, type and style.



Front right chimney

ACTION REQUIRED: All chimneys need repointing and repair work and flaunchings checking. We were generally surprised how long chimneys do last considering their exposed conditions, however in this particular case the sooner the work is carried out the better. You may need scaffolding.

Please see our comments in the Executive Summary.

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Flashings Defined

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

Flaunchings Defined

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

Spalling Defined

Spalling occurs to brick or stone when water penetrates the surface and via freezing and thawing starts to cause deterioration to the surface. This in turn allows further water penetration and the surface breaks up further. This ultimately can lead to water damage or structural damage to the area.

Cement Flashings Defined

This is where cement has been used to cover up or fill the junctions between two areas, for example between a roof and a wall to help prevent dampness. Cement is a brittle material and prone to cracking which in turn allows dampness into the structure. We would always recommend the use of lead flashings.

Finally, we have made our best assumptions on the overall condition of the chimney stacks and dormer windows from the parts we could see we could not see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera and aerial photographs. A closer inspection may reveal latent defects.

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

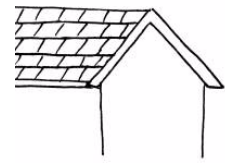
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ROOF COVERINGS AND UNDERLAYERS



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 ten areas:

1. Left main roof	6. Far left flat roof
2. Right main roof	7. Rear left flat roof
3. Front entrance roofs	8. Rear middle flat roof
4. Front dormer roof	9. Rear flat canopy roof roof
5. Rear entrance roof	10. Right flat roof



Main roof left (red oval)
and right (green oval)
Aerial view – 360 photo

Main roof to left

The main roof is pitched and clad, partly in a manmade slate and partly in a natural slate and, from ground level, this looks in below average condition considering the roof's age type and style.

The natural slate shows an area that has slipped slates to the rear left side, tingles are holding the roof in place and some of the gutters are coming away.



Main roof to the front left



Moss on roof and grass growing
in gutter to main roof front left

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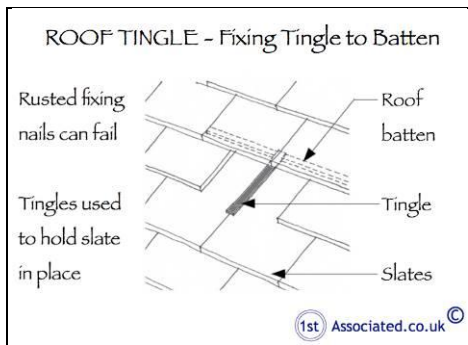


Slipped natural slates to main roof rear left



Main rear left roof to rear showing mix of natural slates (red oval) and manmade (with moss on it) (green oval)

There are over 50 tingles on the roof and we consider the roof needs re-roofing.



Lead tingles

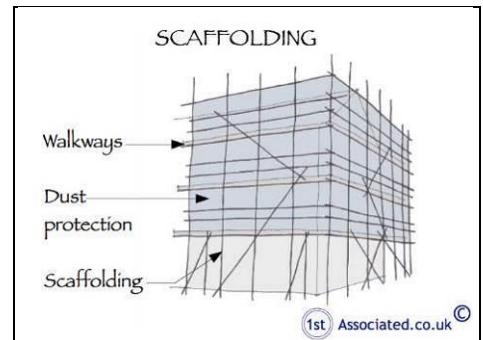


Around 50 lead tingles on main roof

Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where they have slipped.

ACTION REQUIRED: We recommend re-roofing. At the very least we would clear the moss.

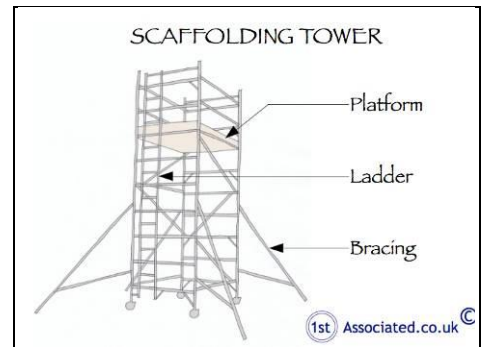


Scaffolding to the entire building

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ANTICIPATED COST: If you can re-use the existing slates then we would expect costs to be in the region of £5,000 to £10,000 (five thousand pounds to ten thousand pounds). If not, and we think it is likely that these are already second-hand slates, then the bill would increase by about £5,000 to £10,000 (five thousand pounds to ten thousand pounds). Please obtain quotes.



Tower scaffold

Roofing contractors now typically require the entire building to be covered by scaffolding; often over the roof as well.

Main roof to right

The main roof right side is pitched and clad with a manmade slate and, from ground level, this looks in a much better condition than the left main roof although we can still see some tingles to it. We believe this to be a relatively recent re-roofing (in surveying terms in this instance the last 30 years).



Main roof front right
Aerial view – 360 photo



Main roof front right



Main roof rear right
Aerial view – 360 photo

ACTION REQUIRED: Ad hoc repairs to slates to make watertight for the oncoming winter.

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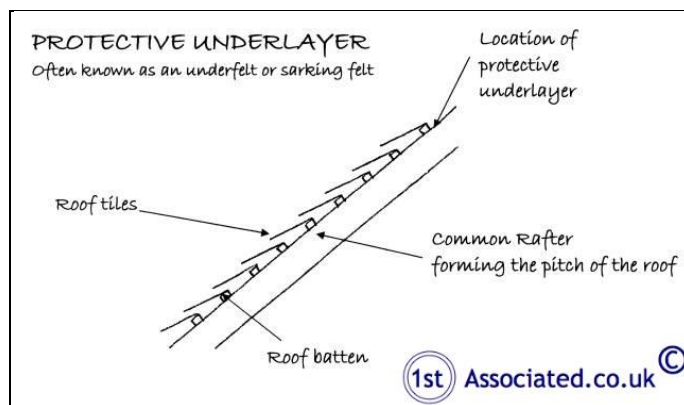
Protective Underlayer (Often known as the sarking felt or underfelt)

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.

Main left and right hand roof

The left and right main roofs are accessed from four different points.

They range from having no protective underlayer on the left side, to having 1960's style Hessian base underlayer (bitumen) to part of the front of the property, to having what looks like a breathable underlayer to the right side, which generally started to be used from about the year 2002.



Protective underlayer



No protective underlayer to the left side of the roof



1960's Hessian base underlayer to left side of roof



2002 breathable underlayer to the front right side

We generally found it to be in average condition with damage to some areas which is typical of what we find. Of course there are areas where there is no protective underlayer at all. Often in older roofs they had no protective underlayer.

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Low Level Front Roofs – Single Storey Roofs

Front entrance roofs

There are two small front entrance roofs to the property. Both of them are pitched with a manmade slate with a lot of moss of them. From ground level they look in below average condition considering the roofs age type and style.



Front entrance roof



Left entrance roof
Aerial view – 360 photo



Right entrance roof
Aerial view – 360 photo

ACTION REQUIRED: Ideally in both cases we would replace the manmade slates (remembering they may contain some asbestos) with a natural slate. We would also add gutters as well.

Rear entrance roof

The rear entrance has an asbestos covered roof. From ground level, this looks in below average condition considering the roofs age type and style.

We believe you have had discussions with the Conservation Officer and have agreed to remove this entrance. We personally like these entrance areas as it means you do not walk directly into the house and it also helps retain heat, as well as security.



Rear entrance roof
Aerial view- 360 photo

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Front dormer window roof

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

The dormer window roof has a lead roof and sides. The guttering is no longer functioning. To the front there are timber windows which currently rainwater is discharging down which is fairly easy to resolve.

Generally, we could comment they are in below average condition for its age, type and style.

ACTION REQUIRED: Repair the roof, reposition the guttering and downpipes and repair and redecorate the window and side areas.



Dormer window
Aerial view – 360 photo



Dormer window

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Flat Roofs

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

Far left flat roof - No. 1

The far left flat roof is over the ladies' toilets. It is covered with felt and from ground level, this looks in below average condition considering the roofs age type and style.



Far left flat roof

Rear left flat roof – No. 2

The rear left flat roof is covered with felt and has a lot of moss sitting on it. From ground level, this looks in below average condition considering the roofs age type and style.



Rear left flat roof

Rear middle flat roof – No. 3

The rear left flat roof is covered with felt and again a lot of moss sitting on it indicating water is not draining away where the pitch meets the flat roof. Again from ground level, this looks in below average condition considering the roofs age type and style.



Rear middle flat roof

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Rear flat canopy roof – No. 4

The rear flat canopy roof is the only roof we have not been on top of. We assume from our discussions that this roof is being demolished. If this is not the case, please contact us and we will advise further.



Rear flat canopy roof
Aerial view- 360 photo

Right flat roof – No. 5

The right flat roof is covered with felt with water sitting on it. From ground level, this looks in average condition considering the roofs age type and style.



Right flat roof
Aerial view- 360 photo

ACTION REQUIRED: Generally, all roofs are flat roofs, meaning they have next to no fall on them, they should have between 15-22 degrees.

We would start by clearing all the moss. We feel that most roofs will be able to be patched repaired whilst you focus your efforts on the pitched roofs and other important matters on this property.

The flat roofs are generally finished in a mineral flat roof which is a relatively modern roofing material, better roofing materials are now available (such as a high performance elastomeric felt) but also a modern flat roof would be required to be insulated which is known as a warm roof. These roofs can be upgraded over the years to come. Upgrading with insulation will save you the heat.

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Further information on flat roofs

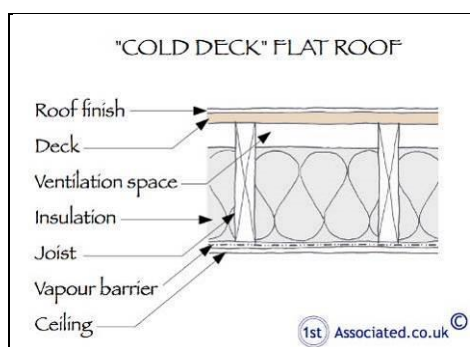
Ventilation

We could not see any flat roofs having any ventilation. Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided.

Insulation

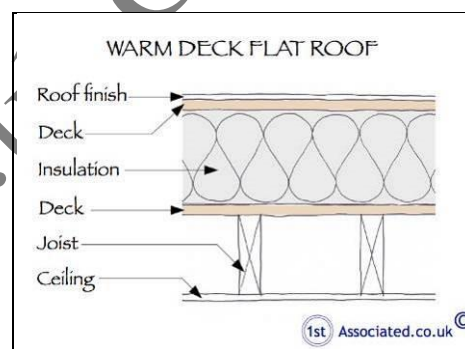
We do not believe any of the roofs are insulated or have a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

All
were



Cold roof

the



Warm roof

roofs

inspected from ground level, from the roofs themselves and with the aid of a x16 zoom lens on a digital camera and aerial photographs. Flat roofs have been inspected from ground floor level and/or upper floor windows.

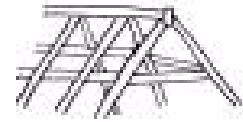
Finally, we were only able to see approximately ninety percent of the main roof properly from ground level, or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see; however, a closer inspection may reveal other defects.

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

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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 roofs are accessed via four loft hatches located one in the shower room, one in the front middle bedroom, one to the rear right bedroom. There is a fourth loft hatch at ground floor level accessed from within the function room

One of them we were unable to get through as it was so narrow!

There is no electric light or secured floorboards.

We recommend that these be added, as it will make the loft space safer and easier to use.

The whole of the lofts have been viewed by torchlight, which has limited our viewing slightly. It should be noted in some areas insulation was over the joists so you need to take care when in the roof.



Loft hatch in the shower room



Loft hatch in the function room



Loft hatch in the front middle bedroom

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Roof Structure

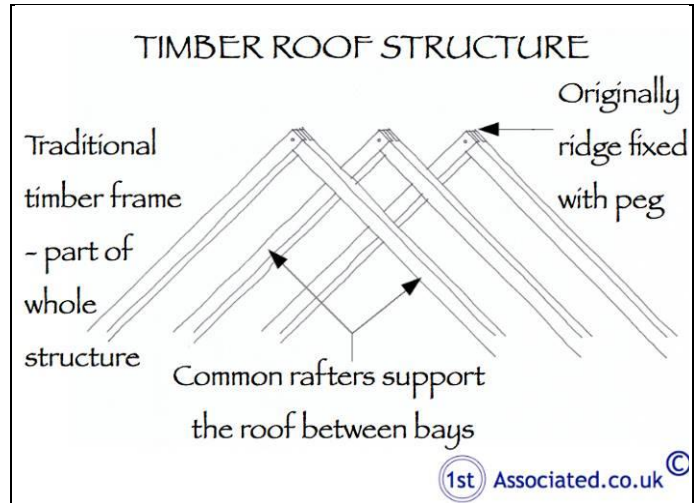
There are effectively three different main ages of roof structure. This is the old cut and peg timber roof to the main building, which is the Listed building area, older style cut roofs with ridge boards to the right hand side roof and a more modern cut timber roof over the function room.

All roofs have been hand cut and purpose made, although they vary considerably in their age. The older roofs would have normally have been built on the ground and then lifted into place, whilst the more modern roofs tended to be built in-situ.

The newer roof is still a hundred odd years old, you can see the difference in how they are built by the ridge detail.

Ridge defined

The ridge detail is the top most part of the roof.



Timber frame roof



Ridge board in the newer roof



Pegged roof structure in the older original roof



Mixture of both where roofs have been amended and altered over the years

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Roof Timbers

We have inspected the roof structure for:

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



General view of inside of roof

Our examination was limited by the general configuration of the roofs, the insulation and a few stored items. Generally, we found the older roofs in below average condition, the modern old roof in okay condition and the newer cut timber roof in average condition.

We would particularly draw your attention to the older roof and older modern roof, both of which have woodworm to a greater or lesser extent. There is also some evidence of wet rot in these roofs. This we believe relates to the slipped slates externally and the detailing around the chimney, which should be mostly resolved if you carry out the work mentioned to the chimneys and roofs and associated guttering and downpipes work.

We would be able to comment further on these roofs if you cleared them of all stored items, insulation etc which is the only way to be 100% certain of their condition.

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

Water Tanks

Water tanks were not noted. 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!

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Ventilation

There was natural ventilation where there was no protective underlayer, also where there was a breathable protective underlayer above the function room area.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

There is a mixture of problems with regard to looking at the wiring, from a mass of insulation in the newer roofs, to there being insufficient quality of electric cables to comment upon in the older roofs.

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, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

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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

Generally, they are cast iron and are in poor condition.

We normally recommend keeping cast iron gutters and downpipes as much as possible, but in this case it does look like renewal will be the best way forward, subject of course to agreement with the Conservation Officer.



Gutter and downpipe

It is important you get the building as watertight as possible before wetter/winter months. We recommend using metal gutters and downpipes as we feel these last much longer than plastic, but it may be for speed that you use plastic and then at a later date exchange them for metal.

In addition, this building has been left over the years with a general lack of maintenance which all leads to the need to replace the guttering and downpipes and ensure the water is taken away from the building using soak-aways.



Grass growing in the gutter



Gutter falling off

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There are basics going wrong with this property to the gutters and downpipes such as them not being joined.

ACTION REQUIRED: We recommend you repair the gutters and downpipes as soon as possible to stop water discharging down the building and damaging it. You will need to chat to the Conservation Officer.



Far left side gutter not joined

Start by clearing all gutters which will allow you to check their condition.

We would recommend soak-aways are added and as far away from the building as you can possibly have them.

ANTICIPATED COST: Please see our comments in the Executive Summary.

Soil and Vent Pipe

The property has a mixture of cast iron and plastic soil and vent pipes. They are generally well hidden.

To some extent there is always an element of discovering what is going on with soil and vent pipes in this age of property. Again we much prefer to keep them cast iron as they ultimately last a lot longer than plastic.



Soil and vent pipe draining away from the bathroom on top floor



Cast iron soil and vent pipe to rear left

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Soil and vent pipe
Aerial view – 360 photo



Modern air vent valve next to
gent's toilets on right hand side,
often known by its trade name of
Durgo

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

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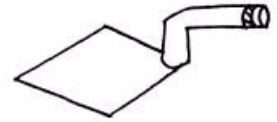
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WALLS



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 in a variety of different brick bonds. The older part of the property has English bond and Flemish bond, with the newer parts of the property having what is known as Stretcher bond brickwork and there is also an area of rough cast render to the right hand side.

Brickwork

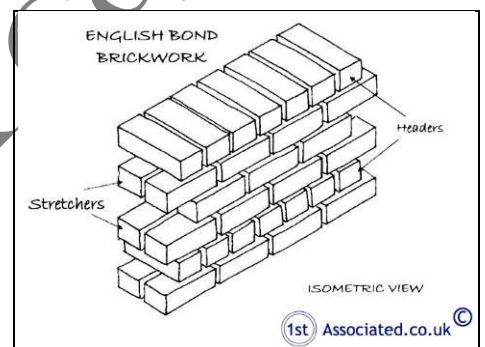
English and Flemish Bond

English and Flemish bond brickwork relates to the way the bricks are bonded together.

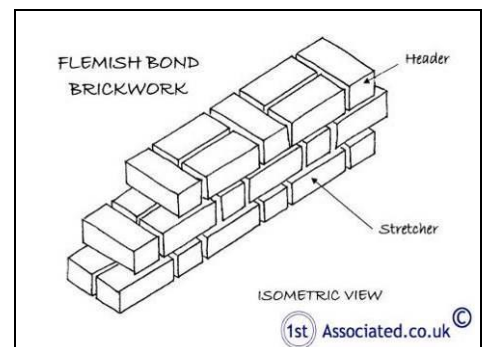
The walls are solid and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course after course, i.e. header-stretcher, header-stretcher as you can see in the adjoining sketches.

A Flemish bond with an English bond means you have rows of stretchers and then every four courses you have rows of headers.

English brick bond is typical of what was used during the Tudor era which was generally from 1485 to 1603 and is relatively rare so it is an important part of this buildings heritage. There are later examples of this brickwork which does need to be treated with care.



English bond brickwork



Flemish bond brickwork



English bond brickwork to the rear

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Wrongly repaired many times!

Unfortunately, the older brickwork has been wrongly repaired many times using cement to the joint and to cover whole bricks, which is such a shame. There are also areas where ivy has grown and causing deterioration.



Cement repointing, bricks replaced with cement mortar, lime wash and ivy



Ivy causing deterioration

Lime Wash

There are signs of areas of the property where it has been lime wash, we believe you are in discussions with the Conservation Officer with regard to this being a finish to the building. We personally feel that the lime wash is a great way to finish an old building as long as it is appropriate.

Timber lintels and bonding timbers

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

Condition

Generally English bond and Flemish bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. It is essential that external faces be kept in good condition.

In this case the brickwork is in poor to very poor condition with weathering to the brickwork. A lot of work is needed by a skilled bricklayer who is used to dealing with older historic properties and working in lime.

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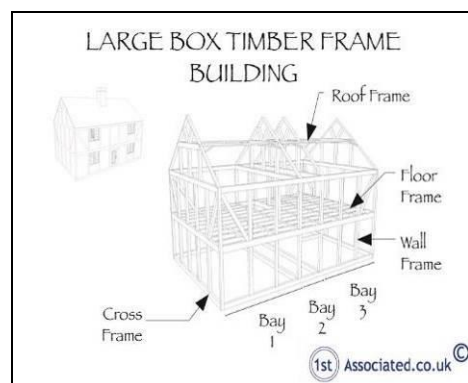
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Does the older part of the property have a structural frame in it?

Older properties tended to be built with a timber structural frame. Most buildings up to the 18th Century were built with a timber frame.

The question here is how much of this building was in a timber structure? From the Listing it would indicate it is probably just the left hand side of the property, but in our experience you may find more of the timber frame structure as work proceeds and if and when you open the property up.



Timber frame structure

ACTION REQUIRED: We recommend you open up several sample areas to see exactly what the construction is. We would specifically draw your attention to the front of the property to the left side (under Roof A in our roof plan), where the brickwork looks to have been re-created using a cement mortar or similar with the joints drawn into it.



Bricks re-created to left and right in we believe a cement mortar

We believe this section needs to be opened up very carefully with a builder/historic buildings expert who can then advise you on the best way to repair historic brickwork.

Cracking in the walls

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

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Gable end left hand side

The gable end is a fine example of how not to maintain and look after a building. This looks to have had a combination of ivy growing off it with some still remaining and it has had cement repairs which unfortunately will cause more damage than good, however having said there is also considerable weathering on this gable end.



Gable end left hand side

In areas like you need to ensure that you have the right lime mortar mix to repair them once all cement is removed.

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

Render

The external walls to the front of the property are finished in a roughcast painted render.

We would refer you to our comments in the Executive Summary with regards to our comments on the cracking in the render.

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



Roughcast render



Vertical hair line cracking



Horizontal hair line cracking

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Opening up the render

We have not opened up the render so cannot be certain what is underneath it. There may also be an older brickwork / structural timbers.

ACTION REQUIRED: We would again recommend a section of the render is opened up, particularly bearing in mind the cracks that are in the building and we suggest the opening up is around these.



Horizontal cracking and the black area to the base where the drip is

In this area you can then effectively not only get to know what the construction is but also examine the cracks. We would be more than happy to comment further on these.

You do need to be aware that we do not recommend repairing older buildings with modern building techniques and we would take very careful consideration before you do anything like underpinning, or what is known as re-bars (reinforcement bars) being inserted in the structure. You can usually find there are better/appropriate ways to repair older properties.

Painted render/painted walls

Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive.

Lime wash

We briefly discussed the lime washing of the property. We do feel this will be a good idea but you do need to be aware it will change the look of the property. We think lime wash generally makes a property look much better but it is a personal taste.

You do of course need agreement with the Conservation Officer.

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Modern brickwork

To the flat roofs area was generally a newer construction. Having said that we can see some Flemish bond brickwork as well as painted modern Stretcher bond brickwork.



Flemish bond brickwork to rear left

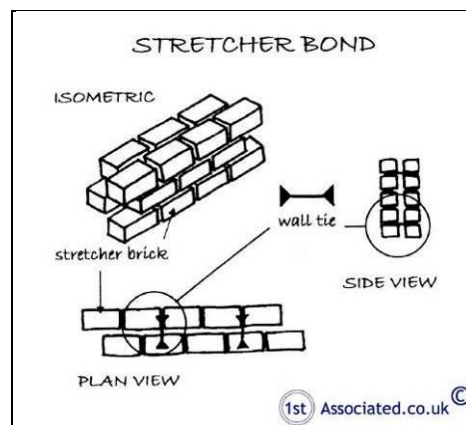


Painted Stretcher bond brickwork

Stretcher bond brickwork

The new brickwork to the property is built in Stretcher Bond brickwork, for example to the flat roofed areas.

The term "Stretcher Bond" means that from the outside of the property, you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher". This pattern would repeat throughout.



Stretcher Bond brickwork

Wall Ties

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We would typically see horizontal cracking where there are problems. In this case we have not noted any cracking however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure.

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Painted brickwork

It looks like the brickwork has been painted and looks like the brickwork has also been formed in cement particularly to the front of the property. Ideally these areas need repairing with the cement that they are made of being removed from the building. It is particularly difficult as you will need to either saw or have made older style bricks. We do feel that working with the Conservation Officer in time, this could greatly be improved.



Painted brickwork to the front
Aerial view – 360 photo



Painted Stretcher bond brickwork
to the right of the property
Aerial view – 360 photo



Painted brickwork
Aerial view – 360 photo

Brickwork problems

The brickwork to the rear right side of the property has problems. It has got an unusual mixture of bonds but having said that it has got some older brickwork in it and it is not straight either.

We would leave this area to better understand how to carry out brickwork repairs.



Brickwork with problems
to the rear right

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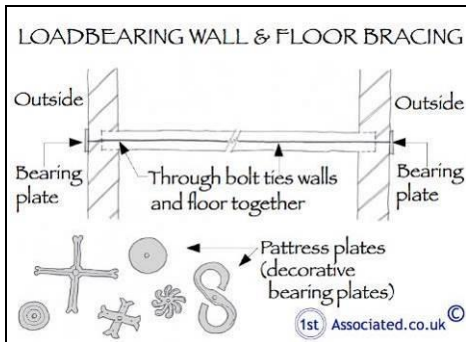
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Tie bars

Also to the rear right side is a tie bar. There may be others in the walls that are well hidden, these were used for giving additional support to buildings. It is important that they are not just removed. This looks like a modern tie bar which may of replaced an older one that failed.



Tie bars



Tie bar to the right side

New Brickwork - Cavity Walls

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of thermal insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties. In this case the brickwork has been painted which we are not keen on and there are no signs of wall tie failure.

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 brickwork / painted brickwork / painted render / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels or 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 brickwork / painted brickwork / painted render / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the brickwork / painted brickwork / painted render / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always 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.

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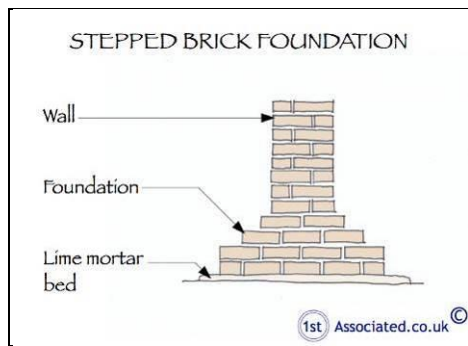
FOUNDATIONS



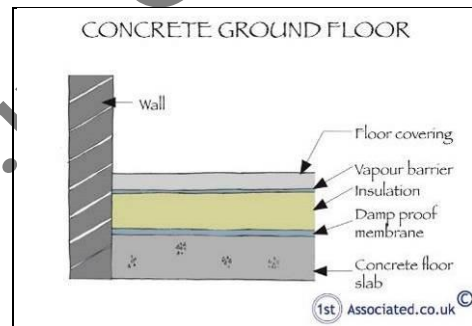
The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one-metre-deep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

Foundations

Given the age of the property you may find different depths of foundations. To the older building there is likely to be next to nothing, to the more modern areas we would expect to find a shallow stepped brick foundation, possibly concrete foundations to the newer extensions.



Stepped brick foundation



Concrete foundation

Peat

Peat is a very compressible decomposing material and can make for difficult ground to build on. However, having said that in the East Anglia area we have been building on this type of material for many years. It tends to be modern deep foundations that are heavy that cannot cope with this type of material when not taken down to a bedrock.

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.

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Much as we would like to, we are unable to keep up with the changing insurance market and give you advice with regard to this.

Cracks

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 recommends 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 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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TREES



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

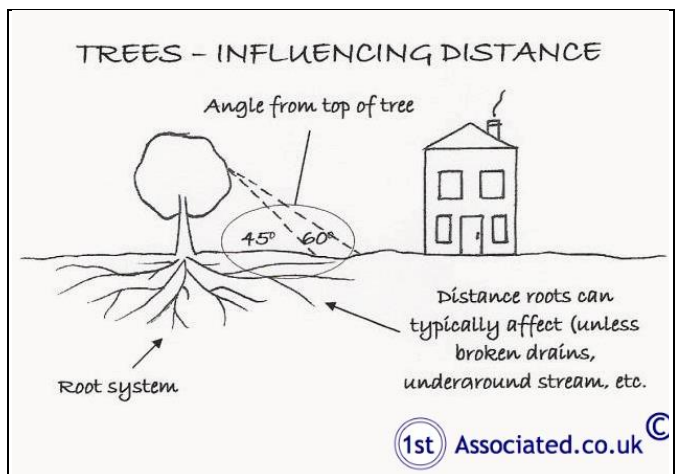
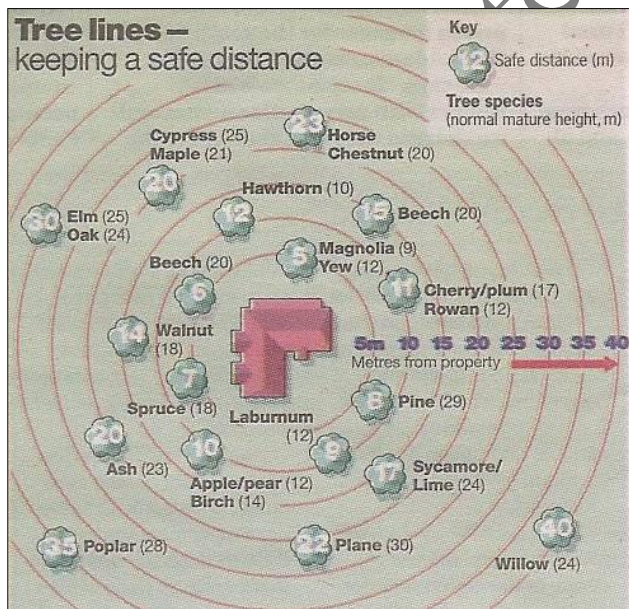
There are trees on the left hand side. We would consider these within what we would term as influencing distance, but the trees are so old the trees and buildings have normally got used to one another. We can see some trees have been cut down in this area.



Large trees located to the left

ACTION REQUIRED: Before you purchase the property we recommend you speak to an insurance company with regard to insuring the property and seeing if there are any outstanding or previous insurance claims that they are aware of. Ideally ensure with the existing owner's insurance company.

Please see our comments in the Executive Summary.



Influencing distance of trees to a property

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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.

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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 the older part of the property there will not be a damp proof course, in the newer parts there should be. Unfortunately, damp proof courses are often added at a later date or a chemical damp proof course which we would never recommend. In this case a lot of the dampness is hidden internally by dry lining.

We do feel it is possible to reduce the dampness by the various things that we have mentioned, such as good maintenance on the gutters and downpipes and soak-aways a distance away from the building, lowering the ground level and repairs to the brickwork. This is a long process and the building will not be dry for some time.

The newer brickwork to the flat roof areas for example, we would have expected to find a damp proof course built in.

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.

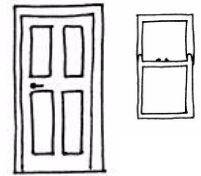
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascias and soffits are timber. They are painted and we would comment they are in need of redecoration and repair once the works to the roofs and rainwater goods are completed.

Interestingly one of the flat roofs looks to have been painted relatively recently.

ACTION REQUIRED: Once the roof work has been carried out and the gutters and downpipes are water tight, then look at painting the fascias and soffits as they are relatively low in the priority list at the moment.



Paintwork blistering to fascias and soffits

Windows and Doors

You have a good selection of older style windows and doors, with sliding sash windows and casement windows.



Sliding sash windows to the front

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From what we understand the Conservation Officer would like these to stay. As we mentioned to you in our earlier discussions, we feel the older timber is far better quality than you will get in new timbers, so we always recommend keeping as much of the older windows as possible.

We recently discovered window repairs and replacements can be far more expensive than you imagine. We would obtain quotations as soon as possible.

ACTION REQUIRED: Careful repairs need to be carried out to the windows. Once these have been carried out it is equally important to paint them in the right paint.

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.

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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.

We discussed using a lime mortar which we think is the best way forward with regard to the brickwork. There is a lot of existing paint and cement to be taken off before wall decoration can commence and we would also recommend good quality breathable paints are used with regard to the external wood redecoration.

Do not underestimate the importance of this and also do not underestimate the importance of choosing the right sort of paint on an older building, which needs to be a breathable paint.

We would be more than happy to advise you further on this. We know that you are proposing a lime wash on the property which we think is a good idea.

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

Please see our comments in the External Joinery section.

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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.

Ceilings

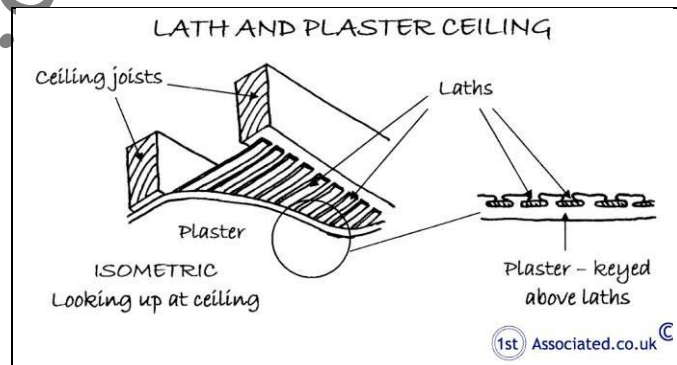
From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be a mixture of lath and plaster and plaster.

Lath and plaster

In the older part of the property you have a lath and plaster ceiling, we would always recommend wherever possible you keep lath and plaster ceilings particularly where the building is Listed. Lath and plaster tends to use a lime plaster which is a white chalky colour.

Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry is given further coats and often a decorative finish.



Lath and plaster ceiling

Modern gypsum plaster

We can see in some areas where modern gypsum plaster has been used. Unfortunately, this sort of plaster does not tend to work well on older buildings as it cannot cope with movement and it certainly cannot cope with dampness.

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For example;

The front left hand part of the property there is the old white lime plaster with the pink/red colour which is the gypsum plaster.

Modern Plaster Defined

Usually a Gypsum plaster which can be applied with a skim coat to the ceilings or the walls over either an older or modern plaster.



Gypsum plaster to front left ceilings

ACTION REQUIRED: Where any repairs are needed in the older part of the building we would recommend keeping with lime plaster.

Should I remove lath and plaster?

From our own personal experience with removing lath and plaster it can be very messy and it is usually much better to leave it in place.

Internal Walls and Partitions

These are we believe a mixture of solid and studwork construction. It is impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

Removed walls

As you would expect with a property of this age and particularly a pub many walls have been altered and moved internally.

For example;

In the bar area there have been walls over the years removed.

Fairly typically where walls have been removed they are then supported using an I-beam or something similar. We can only be certain of what is supporting the floor by opening it up, which is what you will need to do should you wish to alter any further walls to the property.

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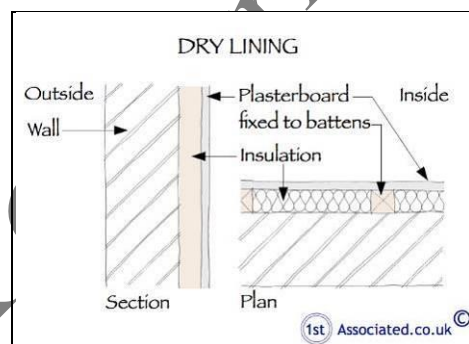


Perimeter Walls

Originally these would have been constructed with a wet plaster, which would have been a lime plaster in the older part of the property and a gypsum plaster in the new part of the property. We now believe these have been dry lined and many cases with a wet plastered finish.

What is dry lining?

Dry lining is a lining internally which is also known as a false walling. This is usually carried out for a number of reasons, primarily we would say for an older property to stop dampness from coming through and showing, but also it is often added and indeed in modern properties is a standard technique to insulate walls.



Dry lining

We cannot be 100 per cent certain of the wall construction without opening them up which goes beyond the scope of this report.

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.

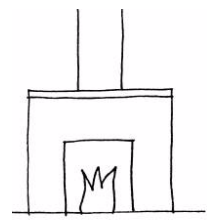
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located to the left hand side / middle / right hand side (all directions given as you face the front of the property).

At the time of the survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

In a property of this age (we are talking about the older part of the property) every room would have had a fireplace at one time and there would have been chimney breasts that took the smoke away (and to some extent the heat!!). When you are carrying out work in a property such as this you may find older chimneys would have been closed up and or partly removed.

Different style fireplaces

In the right side of the main bar you have a large inglenook style fireplace. We do think that there have been a lot of alterations. It would be worth seeking out any locals who recall exactly what the fireplaces originally looked like.



Inglenook style fireplace



Inglenook style fireplace



Fireplace to left side bar



Fireplace to right main bar

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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 and Parapet Walls section of this Report.

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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

The ground floor is in two areas, the older part and the newer part.

The older part of the property tends to have been built of off an earth floor (often a compacted earth floor sometimes with lime) which has then probably had tiles on it and then a concrete floor on top of that. As such it can be slightly out of level and untrue. Where as a modern floor would have had a concrete floor finish, possibly a damp proof course and then a finishing screen and also tends to use a much stronger cement.

First Floor

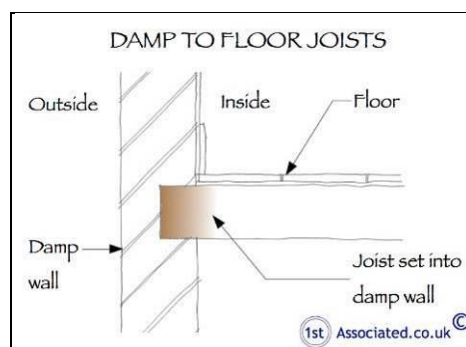
Older part of building

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

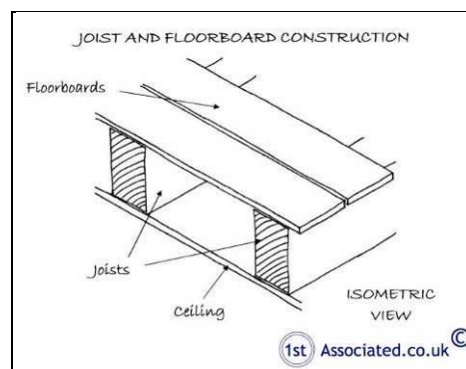
There are some deflections in the upper floors which we sometimes find, particularly within embedded timbers and there may be some rot where there are damp walls.

Joist and Floorboard Construction Defined

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



Embedded timbers



Joist and floorboards

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Newer part of the building

The newer part of the building there are not any floors as such.

Finally, we have not been able to view all the actual floors themselves due to them being covered with fitted carpets, floor coverings, flooring 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.

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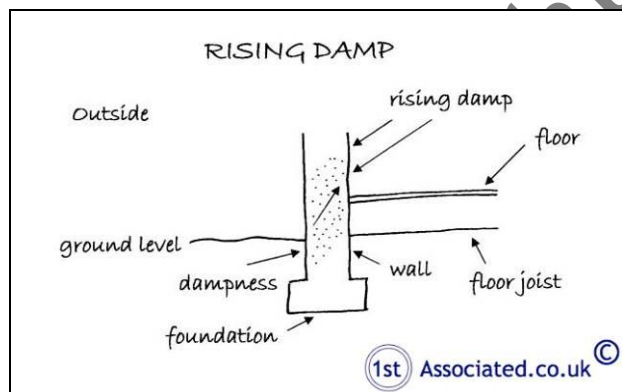
DAMPNESS



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

Rising Damp

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



Rising damp

A visual inspection and tests were carried out with a moisture meter to the perimeter walls. In this particular case much of the dampness was hidden by the dry lining (please see our earlier comments), however where we could get back to the actual walls themselves there was damp. We believe this will be reduced considerably when the work is carried out to the exterior of the building that we have mentioned.



Testing for rising damp

Please do not deal with rising damp specialists, damp proof course insertion or anything like that on this age of building as these buildings need to breathe. This is what you need to do and is what has been explained in the External section of this report. Gradually and relatively slowly the building will start to dry out.

ACTION REQUIRED: Please see the Executive Summary

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Lateral or Penetrating Dampness

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

We used a resistance meter on the external walls. We found dampness but again the property has been empty for some time and we would advise if you carry out work on the exterior of the building, gradually the interior will dry out.

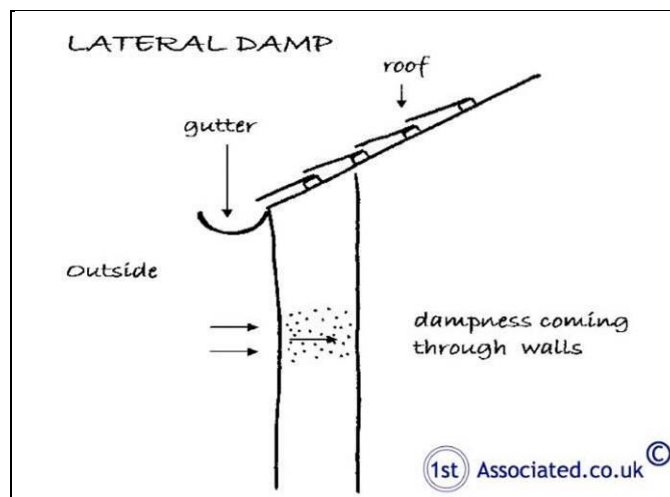
ACTION REQUIRED: Please see our comments in the Executive Summary.

Condensation

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

At the time of the inspection there were signs of condensation and black mould in the rear bathroom. We often find in older eras of property such as this where they have had modern facilities such as showers etc. added, there has been insufficient extraction and ventilation allowed which can lead to black mould.

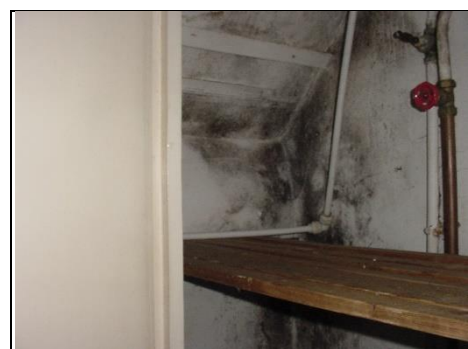
Common sense is needed and a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.



Lateral damp



Testing for lateral dampness



Mould in the rear bathroom

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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 (two hundred and fifty pounds to five hundred pounds) per 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.

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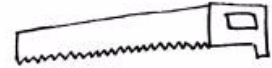
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INTERNAL JOINERY



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.

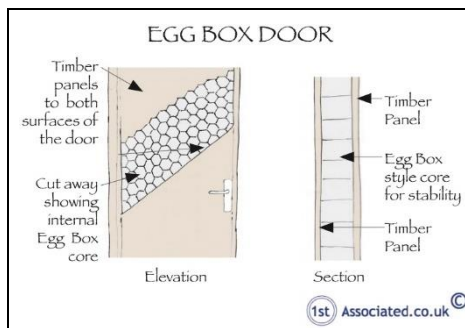
Doors

The property has a mixture of doors from what we would term as commercial veneer doors with vision panels, to modern egg box style doors.

We personally would look at renewing all the modern style doors.



Veneer with vision panel door



Egg box door



Egg box door

Staircase

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

Kitchen

The kitchen as you are aware has been removed and you would have to start again.

ANTICIPATED COST: With kitchens you can spend as much or as little as you like ranging from £2,000 to £3,000 (two thousand pounds to three thousand pounds); please obtain quotations.

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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.

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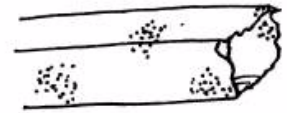
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TIMBER DEFECTS



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

Dry Rot

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

We have not visually seen any significant dry rot during the course of our inspection but there are the conditions within the roof that means it is possible. It should be remembered that dry rot likes damp conditions.

Wet Rot

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

There is a fair amount of wet rot in the structure particularly in the roof area. We do not want to alarm you on this as we do feel it is repairable, please see our comments in the Executive Summary.

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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. Within the roof we found visual signs of old and new woodworm activity and indeed signs of past woodworm and activity. However, none of this is what we would term ‘structurally significant’ damage.



Woodworm in the roof

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. We would comment in this instance that if you change the environment in the building and in the roof then the woodworm would no longer be active and the problem will be resolved. We would avoid using chemicals in the roof regardless of how environmental friendly the company quotes are, as we believe there are better ways of solving the problems without chemicals.

ACTION REQUIRED: Please see our comments in the Executive Summary. If you wish to be 100 per cent certain that there is no woodworm the only way would be to check the property when it is emptied of fixtures and fittings etc.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is ‘active’. You should ask them specifically if the woodworm is active or not. We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

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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 below average condition with dampness coming through the walls in many areas, which will be a slow process to remove dampness in the property.

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.

WELLS



In older properties it is very common to have a well, either within the bounds of the property or a shared well.

Most older properties would have had a well. In your back garden there is a circular manhole cover that is either covering over a septic tank or a well. We would normally be able to smell the difference but we assume that as the property has been unoccupied for such a long time that even a septic tank would just be full of water.



Well in the garden

ACTION REQUIRED: We would pump out all the water in the septic tank / well to check out how it is constructed and what is in there. If it is a septic tank as we suspect, then there may still be a well in the garden. We have in the past used divining rods which are a metal device for finding water to locate exactly where a well is.

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THERMAL EFFICIENCY



Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. 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 that properties 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.

Zoopla (and others may do similar) show an energy assessment of how much typical energy bills will be on a property. We have not had feedback on how accurate this is as yet, however we feel it is an interesting step forward in looking at energy efficiency of a property, although there are all sorts of arguments as to how the energy efficiency calculations are carried out.

General

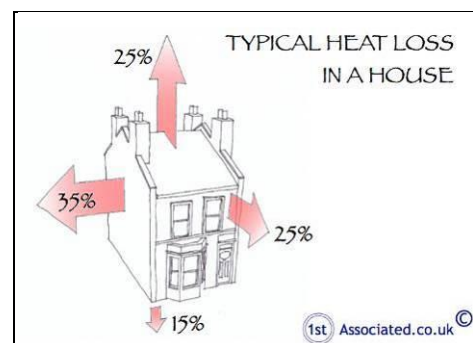
The property has a very old section to the left side and an oldish section to the right side, so generally it will not be to modern thermal efficient standards. We generally started to improve our thermal efficiency levels in constructive buildings from about the early 1970's onwards.

Roofs

There were various levels of insulation within the roof ranging from 100mm to over 300mm. Current Building Regulations requirements of 300mm.



Insulation in the older roof



Typical heat loss

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ACTION REQUIRED: We would take all the insulation out within the older roofs so you get a good look at the entire roof structure so you can best repair it.



Mass of insulation in the modern roof over the function room

Walls

The walls to this property are predominantly solid. It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone particularly where it is a Listed building. We would add that you have a dry lining added to the property which can also help a little or a lot with insulation, depending upon how it was constructed.

Windows

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

Services

You need to start again with energy efficiency boiler, please see our comments in the Executive Summary.

ACTION REQUIRED: We normally recommend you ask for the service records, bills and invoices with regard to a property; however we think it is very unlikely you will get them in this instance and how relevant they would relate to it as a pub.

Summary

Assuming the above is correct, this property is below average compared with what we typically see. Please note we have not seen the Energy Performance Certificate.

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

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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

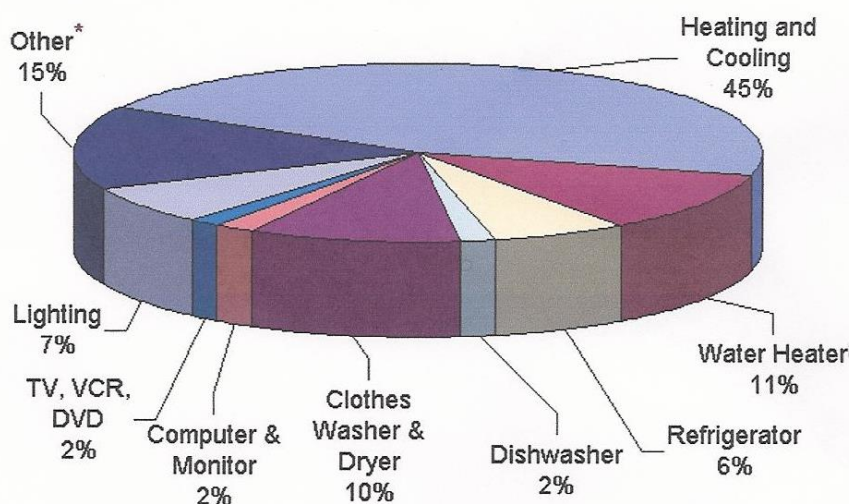
SPAB (Society for Protection of Ancient Buildings) are researching how best to insulate older properties and it is worth checking their website for the latest information at www.SPAB.org

HIPs

We understand that HIPs (Home Information Pack) were suspended from 20th May 2010. Where a building is listed generally it does not require an Energy Performance Certificate.

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.

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.

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OTHER MATTERS



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

Security

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

Fire / Smoke Alarms

We would start again with smoke alarms and install a hard wired fire alarm system throughout the property.

ACTION REQUIRED: We recommend for your own safety you add fire alarms. The current Building Regulations require that they be wired into the main power supply and be a hard wired fire alarm system. We 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.

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Asbestos

In a property of this age there may well be some asbestos. In this case there may be asbestos to the roof.

Asbestos was commonly 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.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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

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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.

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ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the 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

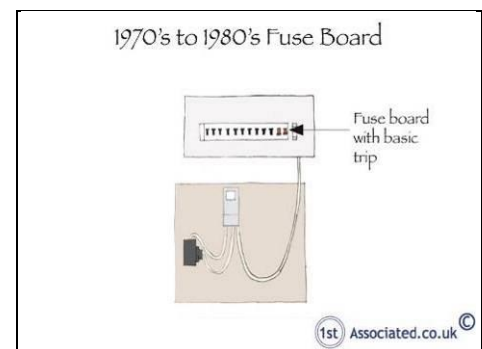
The electric fuses and consumer units were located in the function room and the bar and we would not be at all surprised if there are other fuse boards throughout the property. What tends to happen with pubs is the electric gets added to and added to over the years and unless there is a major extension carried out, the property rarely gets re-wired. For this reason, we recommend that you start again, all be it majority of the fuse boards are from the 1970's and 1980's and possibly even more recent than that.



Fuse Board in the function room



Fuse Board in the bar



1970's to 1980's Fuse Board

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Earth Test

We normally carry out an earth test but obviously it was not possible in this instance as there was no electricity.

ACTION REQUIRED: As the property is in semi derelict condition and as it is changing occupancy, a suitable Institution of Engineering and Technology (IET) would normally recommend that a test and report is carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

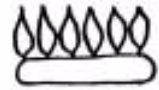
In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

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

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OIL



All appliances, pipework and flues should be subject to an annual service by a competent OFTEC registered engineer. 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.

Oil Tanks

It is an older style metal oil tank to the rear.

ACTION REQUIRED: These tend to rust, we would start again with a plastic based double lined oil tank.

Current regulations may require it to be sighted further away from the property, although we are not experts in this area.



Oil tank

ANTICIPATED COST: £2,000 to £3,000 (two thousand pounds to three thousand pounds); please obtain quotations.

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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.

Hot Water Cylinder

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



Hot water cylinder

Plumbing

We found a mixture of copper and plastic, we do not recommend mixing and would go with all of one material. From our experience copper works better than plastic but the plastic piping world does seem to be improving all the time. You may be able to re-use some of the plumbing but it does need to be tested.

Turning the water back on

When you turn the water back on full pressure, you need to make sure you have a plumber on hand and check the entirety of the pipework including in the roofs when the water supply is switched back on.

Ten Minute Heating Test

We normally carry out a ten-minute heating test but obviously it was not possible in this instance as there were no services.

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.

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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.

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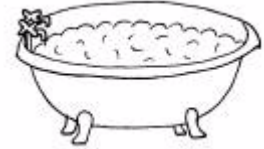
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BATHROOM



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

Bathroom

The property has a dated three-piece bathroom suite to the rear of the first floor, consisting of a bath, wash hand basin and WC, and the toilet blocks on the ground floor which were all in a very dilapidated state.

ANTICIPATED COST: We assume you will be starting again. You can spend as much or as little as you like on a bathroom starting from a few hundred pounds upwards.

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.

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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.

Inspection Chambers / Manholes

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

We have identified one inspection chamber/ manhole.

Manholes Defined

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

Inspection Chamber / Manhole One – Located to the rear

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

From what we could see it is concrete built.



Manhole to the rear

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We found another manhole to the rear that maybe a well or maybe a septic tank. Please see our comments in the Well Section.



Septic tank / well

We have only undertaken a visual inspection of the property's foul drains by lifting covers.

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

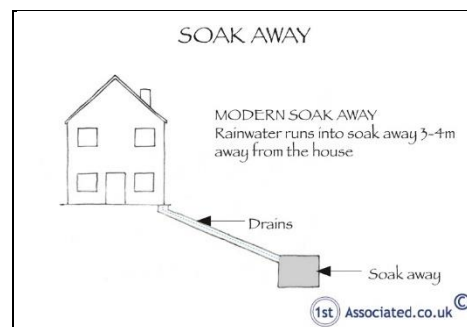
Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal. The ones we could see where discharging directly onto the ground.

ACTION REQUIRED: We recommend soak-aways are added to get the water away from the building.



Soak-away

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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.

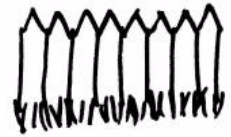
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OUTSIDE AREAS

EXTERNAL



Front Garden

There is more of a frontage than a garden to the property which is partly shingled and partly overgrown. The most noticeable thing to us is that it discharges water towards the property and has a relatively high ground level to the older part of the property, which is causing problems with dampness.



Front garden

PARKING



There is parking to the right side of the property.



Parking to the right

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Rear Garden

The rear garden is very overgrown and what we would term as quite swampy in some areas.



Rear garden



Swampy rear garden

Boundaries

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

Often with older properties the boundaries are 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.

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.

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Neighbours

In this case the neighbours were quite a distance away so we have not actually checked on them, however it is well worth visiting them to see if there are any niggling problems.

Left Hand Neighbours

We knocked at the time of the inspection but there was no response. It is worth talking to them as they have some trees in their garden that are very close to your property.

Other Neighbours

The remaining neighbours with the exception of the ponies in the field to the rear were quite a distance away from you, although there is a shop nearby.

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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 amendments, cavity wall insulation and cavity wall tie repairs.
 - v) Removal of any walls in part or whole.
 - vi) Replacement windows.
 - vii) Drainage repairs
 - viii) Timber treatments, wet or dry rot infestations.
 - ix) Rising damp treatments.
 - x) Asbestos
 - xi) Central heating installation and maintenance.
 - xii) Electrical test and report.
 - xiii) Planning and Building Regulation Approvals.
 - xiv) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xv) 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.

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- 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 search 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 search 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 search or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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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**.

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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*

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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 xxxxxxxxxxxxxxxx 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.

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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.

WEATHER

It was misty morning at the time of the inspection. The weather did not hamper the survey. In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

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.

EMPTY PROPERTY

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

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.

ACTION REQUIRED: You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it could be in neighbouring properties which you do not have direct control over.

INSPECTION LIMITED

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

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- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof.
- 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 had a limited view of the garden as it was overgrown.
- 5) The property was empty we did not have the benefit of talking to the lease owners or the owners or them answering our usual question and answers.
- 6) We thank you for 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.

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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.

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APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article
4. Listed Details

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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.

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

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www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

HistoricEngland.org.uk **and** BritishListedBuildings.co.uk

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

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French Drain

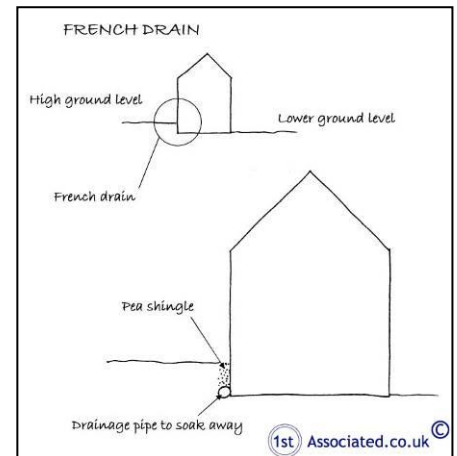
Using a French drain to resolve a dampness problem

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.

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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.

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Listing Details

XX

DESCRIPTION: XXXXXXXXXXXXXXXXXXXXXXXX
GRADE: II
DATE LISTED: XXXXXXXXXXXXXXXXXXXXXXXX
ENGLISH HERITAGE BUILDING ID: XXXXXXXXXXXXXXXX
OS GRID REFERENCE: XXXXXXXXXXXXXXXXXXXXXXXX
OS GRID COORDINATES: XXXXXXXXXXXXXXXXXXXXXXXX
LATITUDE/LONGITUDE: XXXXXXXXXXXXXXXXXXXXXXXX

LOCATION: XXXXXXXXXXXXXXXXXXXXXXXX

LOCALITY: XXXXXXXXXXXXXXXXXXXXXXXX
LOCAL AUTHORITY: XXXXXXXXXXXXXXXXXXXXXXXX
COUNTY: XXXXXXXXXXXXXXXXXXXXXXXX
COUNTRY: XXXXXXXXXXXXXXXX
POSTCODE: XXXXXXXXXXXXXXXXXXXXXXXX

Listing Text

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX (west side)

XXXXXXXXXXXXXXXXXXXX

II

Public house. XXXXXXXXXXXXXXXXXXXXXXXX

Colourwashed red brick.
Slate roof, hipped to the right and with brick coped left gable with gable stack. Single tall lateral stack. Dentillated eaves.
2 storeys, 3 bay front with plinth. Central doorway in C20 gabled partially glazed porch with inner panelled door. Doorway flanked by single tripartite plain sashes with segmental heads. 2 plain sashes above. Interior with chamfered beam with triangular stops.

Listing NGR: XXXXXXXXXXXXXXXXXXXXXXXX

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