

JOB REFERENCE: xxxxxxxxxxxxxxxx

RESIDENTIAL BUILDING SURVEY

XXXXXXXXXXXX

XXXXXXX

Worcestershire
WR10



FOR

XXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION

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

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.

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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

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

We believe the property (xxxxxxxx) is listed Grade II.

See the web link;-

www.britishlistedbuildings.co.uk/xxxxxxxxxxxxxxxxxxxx-worcester

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

Putting Life into Perspective!

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

1702	Work begins on Buckingham Palace
1714	Fahrenheit takes temperature
1718	British convicts transported overseas
1750	The start of the Industrial Revolution
1760	George III becomes king
1768	Captain Cook sails for the Pacific on the Endeavour
1783	Britain recognised American Independence
1793 – 1800	The Grand Union Canal was built
1801	First Census in Great Britain shows the population as 10 million
1805	Lord Nelson defeats Napoleon at the Battle of Trafalgar
1811	Jane Austen's publishes Sense and Sensibility, anonymously
1824	A memorable time for animal welfare, the RSPCA is founded
1833	School days - government funds education for the poor in churches

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EXTERNAL PHOTOGRAPHS



Front view



Rear view



Access door



Street view



Side view

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ACCOMMODATION AND FACILITIES

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

Ground Floor

Inner and outer Porch, cupboard under stairs.

First Floor

The first floor accommodation consists of:

- 1) Reception One – Front and Rear aspect.
- 2) Reception Two – Front aspect.
- 3) Kitchen – Front aspect.

Second Floor

The second floor accommodation consists of:

- 1) Bathroom - Side aspect.
- 2) Bedroom 1 - Front and Rear aspect.
- 3) Bedroom 2 – Front aspect.
- 4) Bedroom 3 – Front aspect.

Outside Areas

There are no outside areas.

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

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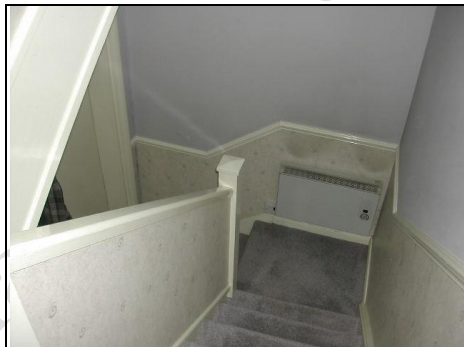
INTERNAL PHOTOGRAPHS

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

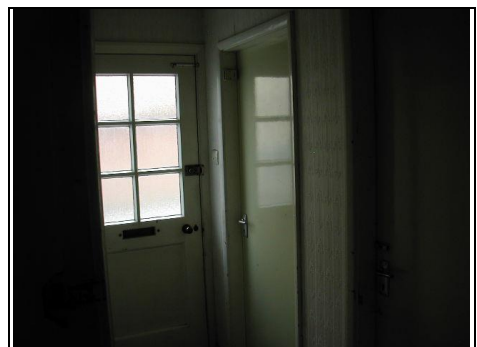
Stairs and porch.



Stairs – 1st floor landing



Stairs down to Access door



Access door – outer porch

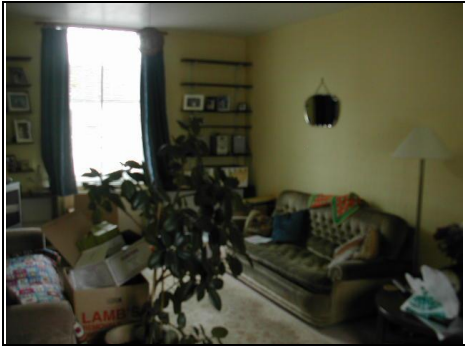
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First Floor



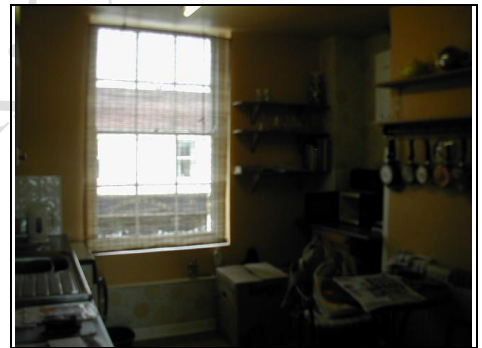
Reception 1



Corridor – first floor



Reception 2



Kitchen

Second Floor



Bedroom 1



Corridor – 2nd floor

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Chimneys have been removed.
Main Roof:	Double pitched, with a central valley gutter running from side to side.
Main Roof Structure:	Cut timber roof
Gutters and Downpipes:	Plastic (assumed)
Soil and Vent Pipe:	Cast iron.
Walls:	Mostly Flemish Bond brickwork
Fascias and Soffits:	None, brick corbels.
Windows and Doors:	Timber sliding sash windows and metal casements.

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Internal

Ceilings:	Lath and plaster (assumed)
Walls:	Mixture of solid and hollow (assumed)
Ground Floor:	Joist and floorboards with embedded timbers (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 gas (all assumed).

Heating:	There is a boiler located in the kitchen.
Electrics:	The electrics are mixed in appearance, some old fittings and wiring and some new, with the fuse board located in the ground floor porch.
Gas:	The consumer unit was located in the ground floor inner porch.
Drainage:	There is a manhole located in the public pathway at the side of the property although we are unsure whether this serves the subject property.

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

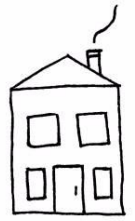
ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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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 100 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', and 'The Bad' to help distinguish what in our mind are the main issues.

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

The Good

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

- 1.0) Older properties typically have more space than newer properties, both in the actual size of the rooms and the height of the rooms.
- 2.0) The property has good natural light due to the dual aspect of the rooms.
- 3.0) The property also has some of the original features left, which add to the overall character of the property.
- 4.0) The property enjoys a handy town centre location

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) Roof

- a) The roof is undulating and there are some missed and slipped tiles.
- b) The valley gutter has been repaired in the past. We could not see any evidence of leaks but it will require regular maintenance. There is evidence of some sludge in the gutter and some slipped and loose tiles.



Roof

ACTION REQUIRED: The roof and valley gutter will require regular maintenance.

Please see the Roof Section of this Report.



Parapet to flat roof

2.0) Parapet to flat roof

ACTION REQUIRED: Re-point the parapet wall.

Please see the Roof Section of this Report.

3.0) Repairing Covenant in the lease

You need to ask your solicitor to advise you on the terms and covenants of the lease. From what we could see the Landlord is responsible for the cost of repair of the 'structure', which we interpret to include the roof. A subsequent

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Deed of Variation requires the tenant (owner of 43a) to pay 50% of the cost of maintaining the 'structure' provided the Landlord gives the tenant notice of the cost in advance.

ACTION REQUIRED: Ask your solicitor to verify the terms of the lease.

Please see the Other Matters Section of this Report.

4.0) Insurance provisions in the lease

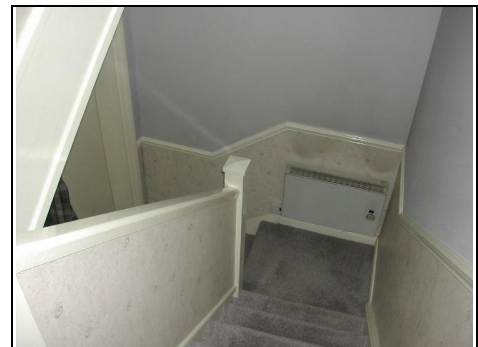
Similarly the lease requires the Landlord to insure the building and recover 50% of the cost from the tenant, (being the owner of 43a).

ACTION REQUIRED: Ask your solicitor to verify the terms of the lease.

Please see the Other Matters Section of this Report.

5.0) Fire protection

ACTION REQUIRED: We are concerned that the stair-well is the only way out of the property in the event of a fire; although the Fire Service may use ladders to access from the ground floor roof at the rear. The door from the shop on the ground floor does not appear to be half hour fire rated, nor does the inner porch door (FD20 rated with self closers). There is only one smoke detector in the property. More are required on each floor, and in the in the roof space.



Stairwell

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In addition, as it stands the stairwell is not a protected area; the outer wall is solid but the top on the first and second floors are open and would not prevent the spread of fire.

This is not easy to change given the leasehold nature of the lease (note also that the Landlord is responsible for insuring the building in the event of fire), and the fact that the property is listed.

Please see the Other Matters Section of this Report.

6.0) Services

6.1) Gas

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



Wall mounted boiler

6.2) Electricity

ACTION REQUIRED: As the property is changing occupancy an Institution of Engineering and Technology (IET) test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.



Fuse board

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6.3) CCTV - Drains

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

Manholes Defined

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

Please see the Services Section of this Report.

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Other Items

Moving on to more general information.

Living in Shared Leasehold Properties

This is more a statement of information. There can be problems living in multi occupied properties with anything from noisy neighbours to non-contribution to the 'planned maintenance/sinking fund'. The property is Leasehold, which is very different to having a Freehold property, where you can almost literally do as you like (within the scope of the Law!).

Please see the attachment in the Appendices at the end of this Report.

Sinking Fund / Planned Maintenance - Future Work

With properties such as this there should be a planned maintenance program, which is arranged by the Landlord, and charged to the tenant on an annual basis. We would expect this to be looking at and considering any anticipated works and associated costs at least ten years in advance.

ACTION REQUIRED: Your Legal Advisor to confirm future planned maintenance costs and expenditure.

Communal Areas

ACTION REQUIRED: The outer porch is a shared common area for the ground floor shop. There are two w.c.'s, which are used by the staff at the jewellers and accessed from the door leading to the retail area.

Please see the Outside Areas Section of this Report.

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Reactive / Day-to-Day Maintenance and Cyclical Maintenance

By reactive / day-to-day maintenance we mean work of a more immediate nature, such as repairs to leaking showers or blocked drains or entry door systems. By cyclical maintenance we mean maintenance carried out on a regular basis such as to the fire alarm system and the lifts and the garden maintenance.

Dependent upon the terms of your lease agreement some of this may come under your responsibility but be managed for you and re-charged back to you by the Landlord, which in this case is Wychavon District Council.

ACTION REQUIRED: Typically there is a Service Charge for day-to-day maintenance / reactive maintenance and also cyclical maintenance. Your Legal Advisor to confirm costs.

Maintenance

It should be appreciated that defects, which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style. Such 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 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 recent maintenance to the property.

Services

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

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Electrics

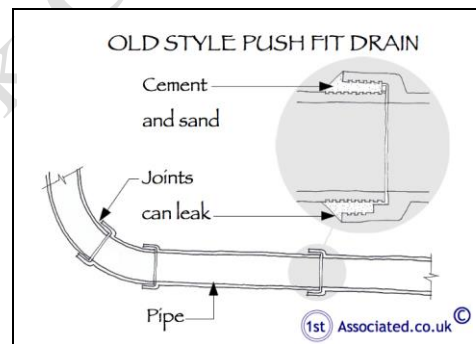
The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

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

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years. The only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.



Push fit drain

Water Supply

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

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

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Purchase Price

We are unable 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.

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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:

This property will require regular and frequent maintenance given its age and type. This will be above average in cost due to the difficulty of access, the listed status and the age of the property. We also feel that when you start to decorate the property further problems will be revealed due to them currently being concealed. Whilst the property was found to be structurally stable at present we cannot guarantee that this will continue to be the case in the future due to its age and type.

The property is Grade II listed and if you are contemplating works of conversion you will need to ascertain whether listed planning permission and building regulation approval is required. The listing status will slow the process down in obtaining consent as to what you propose to do.

We would refer you to our comments in the Executive Summary, 'Good' and 'Bad' 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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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 – LEASEHOLD

We have been informed that the property is held on a long lease from Wychavon District Council; we have not inspected the lease in detail and you will need to ask your solicitor to this for you and comment on whether there are any unusual or onerous clauses, responsibilities for repair and maintenance and the cost thereof, 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.

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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 falls within the Pershore 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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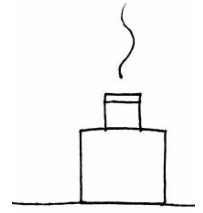
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EXTERNAL

CHIMNEY STACKS AND FLUE



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.

The chimneys have been removed above roof level. From what we could see within the roof space the chimney breasts follow through from the first floor. We are unable to confirm whether there is support beneath from within the ground floor shop.

Flue

Flues offer ventilation to things like boilers and soil and vent pipes and usually come through the roof covering, which can often also be a weak area.

The property has a flue on the side elevation of the property, from the boiler in the kitchen. This appeared to be in fair condition with the cement fillet intact. Access to the flue will be difficult due to its location.

Finally, we were only able to see the flue from ground level and with the benefit of using our Pole Kam; therefore we have made our best assumptions based upon what we could see. A closer inspection may reveal more.

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Party Wall

The party wall relates to shared items, such as chimneys and the firewalls. If you do any work on these you will need to deal with the Party Wall Act. Here is a brief explanation of it.

Party Structures Defined - Party Wall Act
Etc. 1996

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

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

Specifically in this case we would comment we believe there are two walls immediately adjacent to one another forming the boundary with No 39. We are therefore of the view that the side wall to 43a is not a party wall.

When viewed from the front the top of the wall of the subject property has moved forward relative to the front wall of No 39. The gap between the walls has been filled with cement mortar.

Finally, we have made our best assumptions on the overall condition of the flue, from the parts we could see we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated). A closer inspection may reveal latent defects.

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



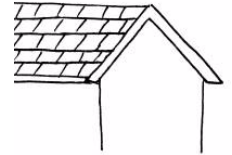
Party Wall

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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:

The roof is formed in two symmetrical pitched roofs with a wide centre valley gutter.

The covering of both pitches is plain clay tiles. We noticed that some tiles have slipped on both the front and rear pitches. The profiles of the roof pitches are undulating and there are gaps in the mortar to the ridge tiles.



Front roof

The vendor informed us that there have been some roof leaks in the past and that these have been repaired. When viewed inside the roof space the lower part of the roof slope has been re-boarded. The valley gutter has been re-lined. However there is some sludge and pooling of water in the gutter together with some slipped tiles.



Roof timbers

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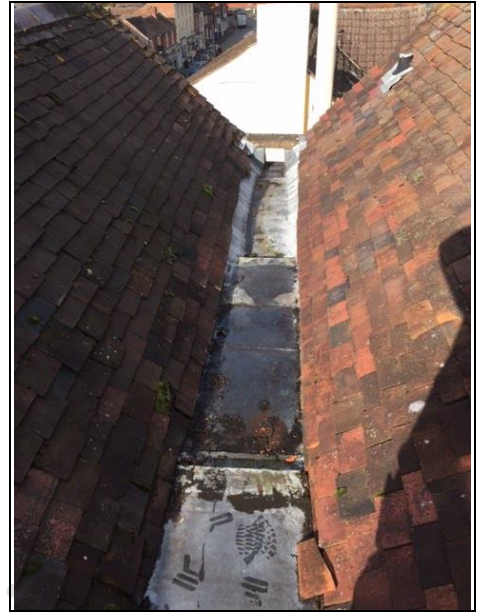
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Valley gutter



Valley gutter

We believe that at some stage within the last 25 years some rafters have been renewed, as they are regular in shape compared to the purlins, which we consider to be original to the property.

We noted one split purlin and a purlin that has a bowed shape.



Roof rafters



Re-boarding to the base of the valley gutter

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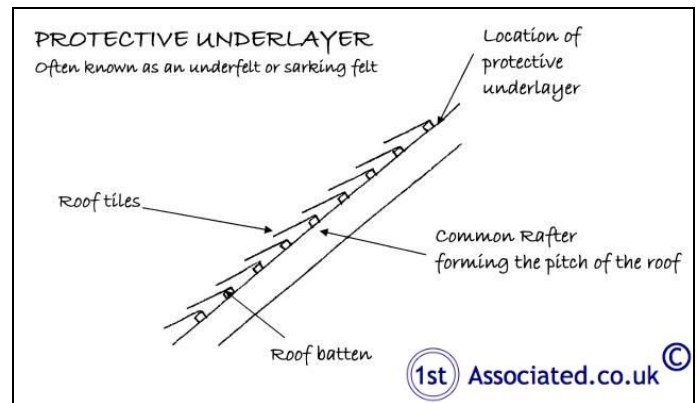
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Protective Underlayer (Often known as the sarking felt or underfelt)

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.



Protective underlayer

When we inspected the loft space we found a Hessian based Bitumen membrane. This type of membrane has been used since the 1960s and indicates that the roof has received attention in recent times.

Low Level Roofs – Single Storey Roofs

The single storey roof above the access door is flat and continues along the rear of the property. You will need to check the terms of the lease

From what we could see this roof looked to be fair condition with some evidence of water pooling. There is a low height parapet wall at the end of the roof. This requires some minor pointing and checking the top of the parapet is secure.



Flat roof

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

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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

Also it could not be established if there is insulation within the roof or 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 the roofs were inspected from ground level with the aid of an x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows.

Finally, we were only able to see approximately 50% percent of the main roof 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.

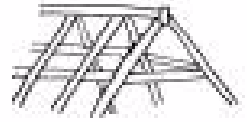
For further comments with regard to ventilation please see the Roof Structure and Loft Section.

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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

There are three roof access hatches giving access to the front and rear pitched roof areas.

There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use.

In some areas there is insulation over the joists so you need to take extra care when in the roof.

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



Roof access



Rear roof pitched area

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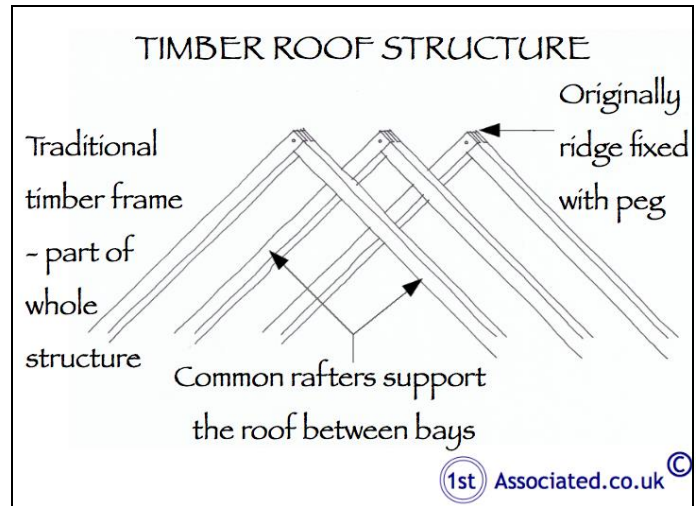
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Roof Structure

This property has a timber frame, which also forms the roof truss.

The roof will have been hand cut and purpose made, with the trusses of the building normally being prefabricated on the ground floor, being lifted into place. Between the roof trusses, as you can see in the sketch, common rafters were fitted and this was typical construction of centuries gone by.



Timber frame roof

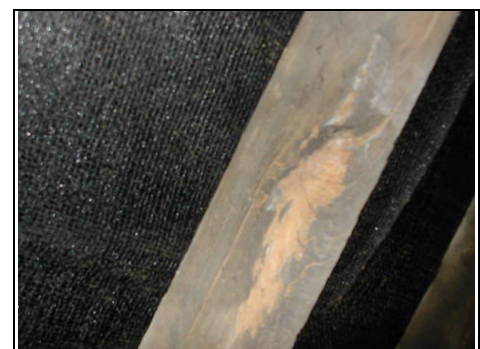
The base of the rafters are supported on the front and rear external walls and the beam that runs along the line of the valley gutter. When viewed from the inside there is some deflection in the beam in keeping with what we would expect to find in a property of this age.

The areas of concern in this particular case are:-

- Evidence of wood boring beetle in many areas.
- A split and bowed purlin.
- Incomplete areas of brickwork forming the end walls.
- Inadequate roofing insulation in places.
- Poor pointing of brickwork.
- Deflection in the gable wall.



End wall in front roof pitch



Evidence of wood boring beetle

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Purlin



Top of internal solid wall.



Deflection in end wall

Our examination was limited by the general configuration of the roof, the insulation and stored items. What we could see was generally found to be in poor condition considering its age.

It is feasible that there are problems in the roof that are hidden.

Fire Walls

Please refer to our comments regarding the party walls; the end walls of the property.

Given the arrangement of the roof and the height of the building we are concerned that the roof space would have the potential for fire spread beyond the immediate area of fire inception.

Voids are often used for the passing of services, which in turn creates a source of inception, for example electrical cabling providing power to lighting units. Even with no obvious inception hazard, in a fire situation a void can act as a flue drawing heat and smoke across a wide area causing unnecessary fire spread. In our view smoke alarms should be installed in the roof spaces, and that these are hard wired into the electrical circuit.

Regard should be had that this is a grade II listed building and some works, e.g. electrical wiring may require listed building consent.

Please also see our comments on the staircase.

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Fire Walls Defined

Fire walls help prevent the spread of fire through roofs and are a relatively recent Building Regulation requirement.

Water Tanks

We noted one redundant water tank plus another, which we presume is the header tank connected to the central heating system.



Old water tank



Header tank

Ventilation

We would say that the roof is naturally ventilated through gaps in the roof tiles.

Insulation

Please see the Thermal Efficiency Section of this Report.

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Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there are a number of older sockets and wiring plus some new wiring and fuse boards.



Loose electrical box

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.



Fuse boards

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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

We believe the gutters and downpipes are plastic and discharge onto the flat roof at the rear and directly into the ground at the front.

The downpipes feed directly into the ground so if there were a blockage then the drain would have to be opened up. This is a practice we are not particularly keen on; we would much prefer a gully.



Plastic gutter to rear elevation

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

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



Plastic downpipe

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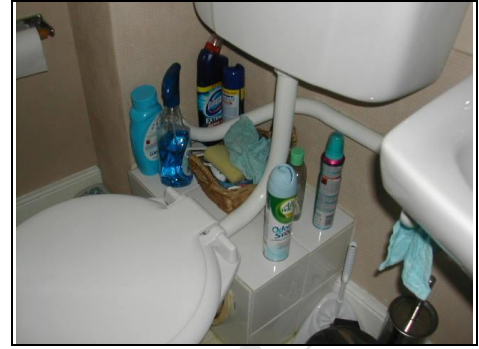
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Soil and Vent Pipe

We were unable to locate the soil and vent pipe; we came to the conclusion that the pipe is internal and runs from the bathroom to rear porch, where other w.c.'s are located.



Internal soil and vent pipe
(assumed)

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.

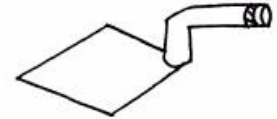
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WALLS



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 of brickwork.

Brickwork

The front wall of the property is built in brick with a lime mortar in what is known as Flemish bond brickwork.

The rear and side elevation have extensive areas of re-built and new brickwork, with a mixed stretcher and Flemish bond. The side elevation appears to have been constructed with an outer skin of new brickwork.

Areas of brickwork require re-pointing.

The rear elevation wall bows out which is an area of concern. Without opening up the structure we are unable to say whether this movement is continuing.



Flemish bond



Flemish bond

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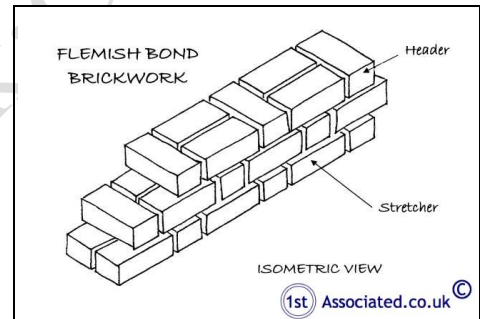
The front elevation was seen to be forward of the adjoining wall of the front elevation of No 39.

The brick lintels on the rear and front elevations show some signs of cracking, some are not level, and various areas of pointing require repair. Previous repairs have been carried out.



Bow in outer wall

The term Flemish Bond relates to the way the bricks are bonded together 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.



Flemish bond brickwork

Condition

Generally 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 we found the brickwork to be in fair condition given the age and type of the property.

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

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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 we cannot comment on their construction or condition. In buildings of this age brick 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 has been finished. We have made various assumptions based upon what we could see and how we think the brickwork 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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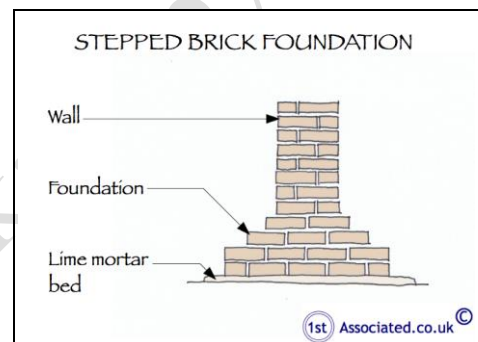
FOUNDATIONS



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. We would expect to find a stepped brick foundation possibly with a bedding of lime mortar, and possibly a concrete foundation for the rear porch.



Stepped brick foundation

Building Insurance Policy

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

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

Cracks

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

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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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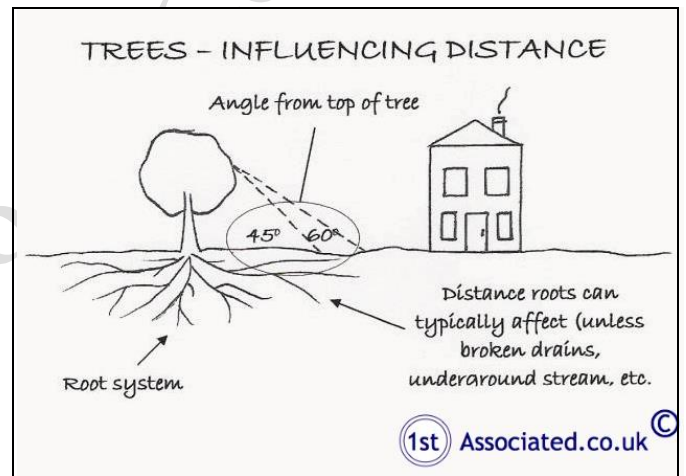
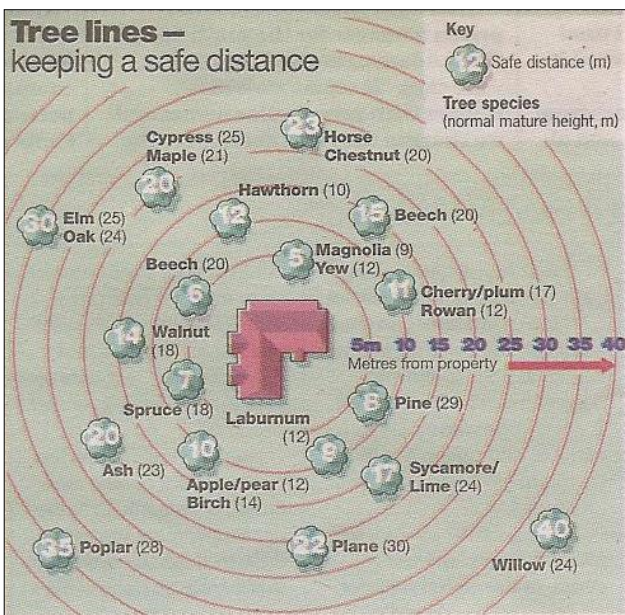




TREES

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

There no trees within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.



Influencing distance of trees to a property

Influencing Distance Defined

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

Please also refer to the External Areas Section.

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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 properties of this age it is unlikely that a damp proof course would have been built in originally. However, often they have had damp proof courses added at a later date. In this case we did not see a damp course. We noted high readings of moisture content around the base of the wall either side of the access door.

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

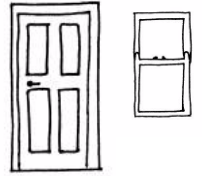
Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

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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

There are no fascias and soffits to this property. At the top of the external walls there are brick corbel details where alternative bricks in the top course are laid at a right angle to the wall.

On the side elevation gable the verge detail is cement mortar, which looked to be in fair condition.



Brick corbels

Windows and Doors

The property has a mixture of single glazed timber sliding sash windows and metal casement windows.

In some areas there are sliding aluminium windows fitted on the inside.

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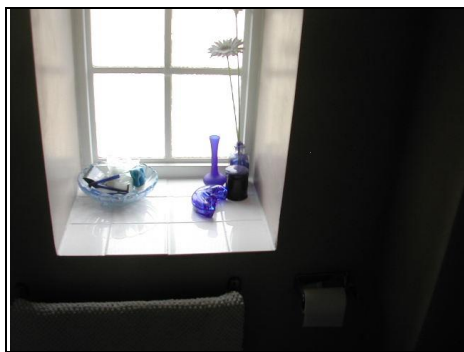
All windows are in fair condition and will require internal and external decoration in the next 3 years.



Sash window



Sliding aluminium window



Metal casement window



Sash window



Access door



Window cill



Sash window

General Information on Sliding Sash Windows

If you have not lived in a property with sliding sash windows previously, you should be aware that typically they are draughty and rattle. There is no easy way to eliminate this problem. In our experience, a general ease and adjustment of the windows and the

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addition of a plastic tube draught sealer (available from most DIY stores) and regular redecoration is the best option to minimise the draughtiness of the windows in this case. Horizontal Sliding Sash Windows (sometimes known as York Windows).

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.

External decorations are mostly fair but some areas will require attention in the next 12 months.



Poor decorative condition

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



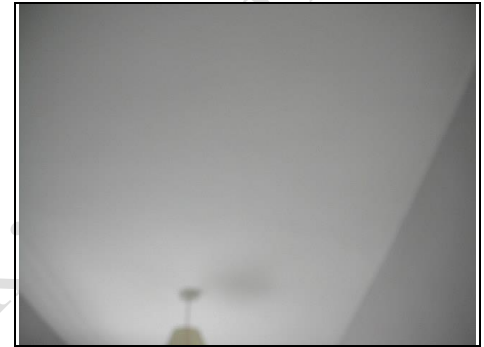
CEILINGS, WALLS, PARTITIONS AND FINISHES

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

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 lath and plaster.

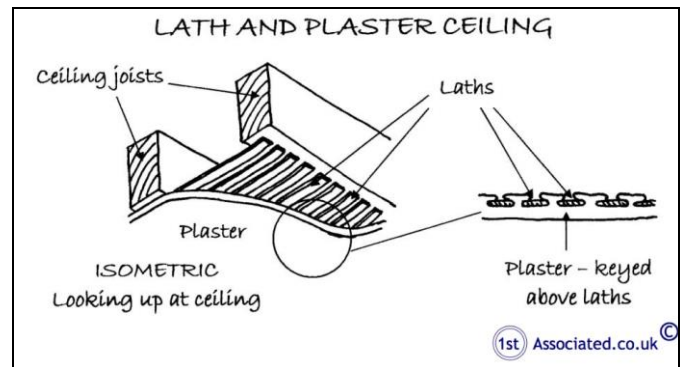
Several rooms contained ceilings that are undulating and which contained a number of cracks. This is not entirely unexpected in a property of this age.



Undulating ceiling

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

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Internal Walls and Partitions

These are, we believe a mixture of solid and studwork construction, the latter is used between the first and second floor corridors and reception room 2 and Bedroom 2. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.



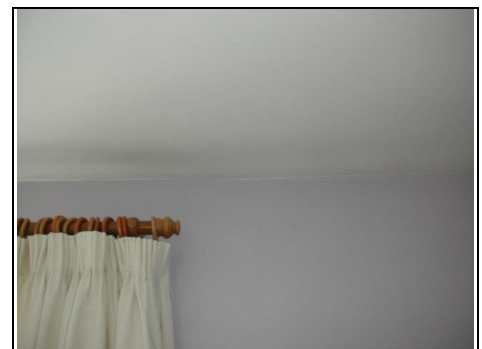
Internal wall cracks



Cracks in Bedroom 3

Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster and we think this remains to be the case. Walls are not flat and true and there are numerous cracks most notably around the lintels at the top of windows. We noted the rear elevation wall is bowed and this will require close monitoring to ensure the wall remains stable.



Cracking above window lintel

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report.

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Cracks in external wall above window



Cracks around centre beam



Wall cracks

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.

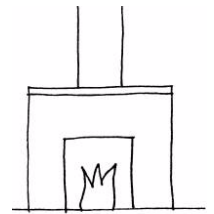
We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

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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 only chimney breast we located was in the kitchen. We are unable to say whether the chimney gains support from below.

The fireplace to the chimney breast has been blocked up.



Chimney breast in kitchen

We could see that the chimney has been removed. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

We would comment that in this case we cannot see any structural problems in relation this.

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.

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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.

First and Second Floors

As with most older properties; the ground floor is not level and true. There are several areas of significant undulation most notably on the first floor landing at the top of the stairs; we noted this is consistent with the position in the rear wall that bows out. We believe that this is not unusual for a property of this age and type. We would only be able to ascertain whether there any serious structural issues with the floors if we opened up the structure.

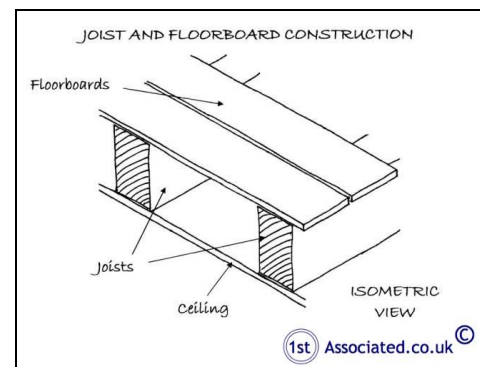


Reception room 2 floor

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.

The floor to the ground floor porch is solid and mostly level.



Joist and floorboards

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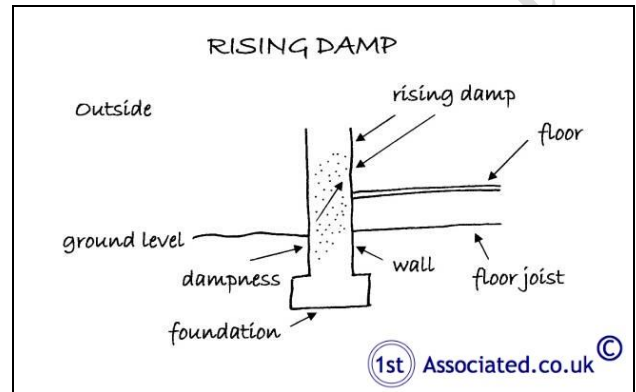


DAMPNESS

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

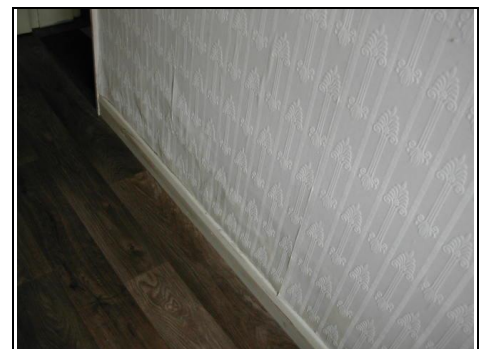
Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.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



Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found significant rising damp in the ground floor porch walls.

ACTION REQUIRED: Please see the Executive Summary



Rising damp

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 significant dampness in some external walls.

We found it to be in line with what we would expect for this age, type and style of property.

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Condensation

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

At the time of the inspection there were no obvious signs of condensation.

However, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

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 which are moisture generating areas and also in any areas where you intend to dry clothes.

ACTION REQUIRED: We would recommend large humidity controlled extract fans be added to kitchens and bathrooms.

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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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.

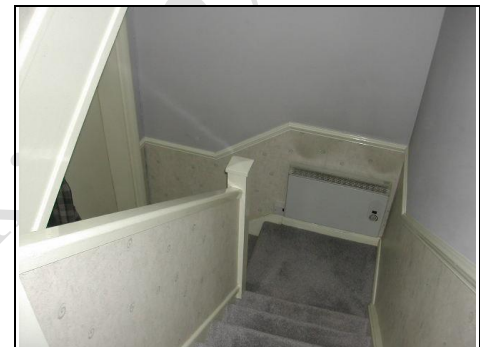
Doors

The property has a mixture of plank style doors and panel doors.

Staircase

We noted that the underside of the staircase is enclosed. It is normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor in a worse case scenario.

We believe the staircase is not original and has been re-constructed at a later date.



Staircase

The staircase is the only way out of the property in the event of a fire. It needs to offer a level of fire protection in the event of fire and we do not consider the inner porch door is half hour fire rated, nor the door leading from the shop to the outer porch.

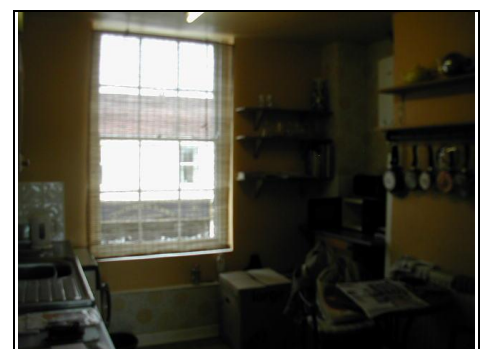
Skirtings

The skirtings are a mixture of 150mm and 250mm in depth.

Kitchen

We found the kitchen in average condition, subject to some wear and tear as one would expect.

We have not tested any of the kitchen appliances.



Kitchen

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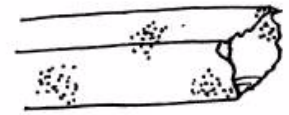
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Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

TIMBER DEFECTS



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

Dry Rot

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

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

Wet Rot

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

Again, we have not visually seen any signs of significant wet rot during the course of our inspection.

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

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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 / floor are the main areas that we look for woodworm. Within the roof we found extensive evidence of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active.

ACTION REQUIRED: If you wish to be 100 per cent certain that the woodworm is no longer active

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 average condition.

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



General decorative condition

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.

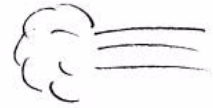
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THERMAL EFFICIENCY



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.

Thermal Imaging

A typical thermal image of this age of property would look like this.

We would comment as follows on this specific property:

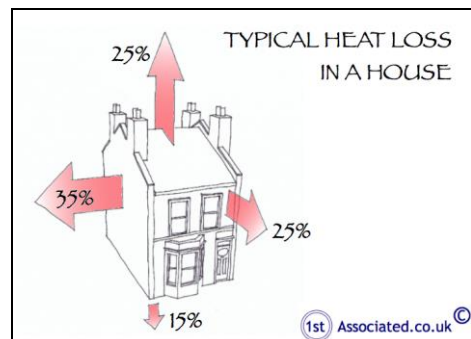
- The aluminium windows will afford some insulation to single glazed sash windows, but the walls are not thermally efficient.
- The walls to this property are solid. It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone.

Roofs

Some roof insulation was present in varying degrees of thickness.



Mass of insulation



Typical heat loss

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Services

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

Summary

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

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

HIPs

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

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.

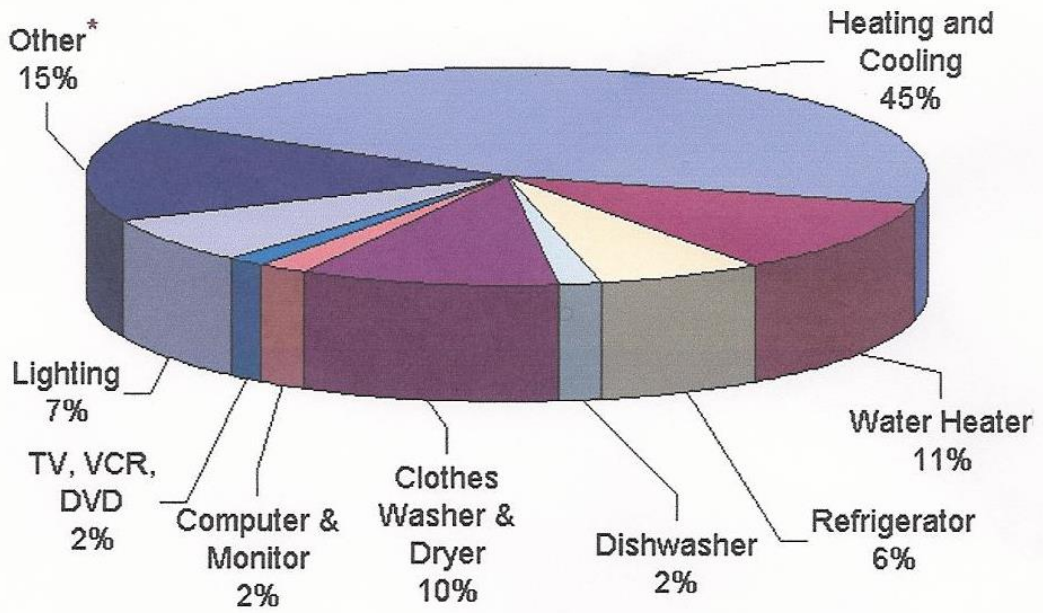
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What does my energy bill pay for?



*"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. 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

One smoke detector was noted; we believe this to be battery operated. The current Building Regulations require that they be wired into the main power supply.

ACTION REQUIRED: We would recommend, for your own safety, that additional smoke detectors are installed. We would always recommend a hard-wired fire alarm system and are also aware that some now work from a wireless signal, which may be worth investigating. Whilst fire is relatively rare it is in a worse 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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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 porch. The fuse board looked newish but we noted older style sockets and fuse boards.



Fuse board



Older style sockets

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle, this proved satisfactory, but there are no earth straps in the property.

ACTION REQUIRED: As the property is changing occupancy an Institution of Engineering and Technology (IET) test and report and any

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recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 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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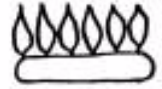
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GAS



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

We are advised that the property has mains gas. The consumer unit is located in the inner porch.

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



Gas consumer unit

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

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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.

Water Supply

The controlling stopcock was located in the cupboard under the stairs in the inner porch.



Stop cock

Hot Water Cylinder

There is a factory insulated hot water cylinder located within the bathroom. This cylinder will therefore have a good thermal efficiency.

Plumbing

The plumbing, where visible, comprises copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.



Hot water cylinder

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Heating

The boiler was located in the kitchen; it is manufactured by Worcester Greenstar.

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



Boiler

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

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

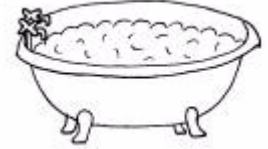
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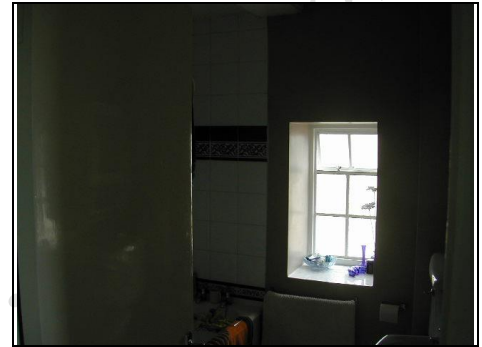
BATHROOM



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 three piece bathroom suite, consisting of a bath, wash hand basin and WC, which look in average condition, subject to some day-to-day wear and tear, as one would expect.



Bathroom

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.

No build up or back up was noted.

Inspection Chambers / Manholes

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

We have identified one inspection chambers / manhole in the footway outside the side elevation. It was physically not possible to lift the cover.

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

Please see our comments in the Executive Summary.

Manholes Defined

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

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

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building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

Rainwater/Surface Water Drainage

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

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

We believe the destination of rain/surface water run-off from the valley gutter is the gulley at the side of the property.

In this era of property they are likely to be combined/shared drains, which are where the foul water and the surface water combines.



Gulley

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

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

PARKING



There is no roadside parking on the High Street. There is a narrow one-way road at the side of the property leading to a public car park at the rear and the Asda Supermarket.

There is a yard at ground level, which we believe is used by staff from the jewellers shop to park.

We believe there is a bus stop on High Street outside the estate agents next door.

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

Neighbours

Neighbours include the retail unit below (who could be heard at the time of inspection), the Asda Supermarket, various other retail units, Pershore Leisure Centre, Pershore Club and the River Avon.

The property is on the edge of a Flood Zone 3 as defined by the Environment Agency.

See - <http://maps.environment-agency.gov.uk>

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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) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Removal of any chimneys in part or whole.
 - ix) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - x) Drainage repairs.
 - xi) 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) Full details of the lease, including responsibility for repairs, maintenance and insurance.
- g) Liabilities in connection with shared services.

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- h) Adjoining roads and services.
- i) Road Schemes/Road Widening.
- j) General development proposals in the locality.
- k) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- l) 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.
- m) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- n) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- o) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

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

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

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LOCAL AUTHORITY ENQUIRIES

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

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

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

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed!

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

For and on Behalf of

xxxxxxxx

xxxxxxxx

xxxxxxxx

xxxxxxxx

This Report is dated: xxxxxxxxxxx

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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 xxxxxx 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.

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.

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

WEATHER

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

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

NOT LOCAL

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

OCCUPIED PROPERTY

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

JAPANESE KNOTWEED

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

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.

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INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as:

- 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 first floor or the second floor, as we could not see a way to do it without causing damage.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

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

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

TERMS AND CONDITIONS

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

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APPENDICES

1. General Information on living in leasehold/shared freehold property.
2. The electrical regulations – Part P of the Building Regulations.
3. Information on the Property Market.

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GENERAL INFORMATION ON LIVING IN LEASEHOLD / SHARED FREEHOLD PROPERTIES

Living in Multi Occupied Properties

These generally divide into freehold properties and leasehold or shared freehold, the latter two are where you have a share of the whole of the property and responsibilities in relation to the whole of the property. The following explains this further:

1. Leases come with responsibilities

As a leasehold/shared freehold flat owner, you usually own and are responsible for the maintenance of everything within its four walls, including floorboards and plasterwork, but not usually the external or structural walls.

2. Who is the landlord?

The landlord, who can be a person, a company, a local authority or a housing association, owns the structure and common parts of the building and the land it stands on and is responsible for its maintenance. However it may be recharged to yourself or the responsibility passed to you.

3. Owning a shared freehold / leasehold

It is becoming quite common for the leaseholders/shared freeholders to own the freehold of the building through a residents' management company, effectively becoming their own landlord.

4. Within most leases you have a contractual responsibility to maintain and repair the property

A lease/shared freeholder agreement is a contract between the leaseholder/shared freeholder and the landlord, giving conditional ownership for a fixed period of time. It is the key to all the responsibilities and obligations of both the leaseholder/shared freeholder and the landlord and should spell out what you can expect from the landlord in terms of services.

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5. **No two leases are the same; read the lease**

No two leases/shared freehold agreements are the same, so it is essential you read yours carefully to find out exactly what your rights and responsibilities are. Get advice if unsure about any legal language.

Your contractual rights laid out in the lease/shared freehold agreement normally entitle you to expect the landlord to maintain and repair the building and manage the common parts such as grounds, staircases and hallways.

6. **Generally requirements internally**

You will be required to keep the inside of the flat in good order, to behave in a neighbourly manner, to pay a share of the costs of maintaining and running the building and not to do certain things, such as sub-let, without the landlord's consent.

7. **Leasehold is a tenancy**

Because leasehold/shared freehold is a tenancy, it is subject to the payment of a rent – which may be nominal. Ground rent is a specific requirement of the lease/shared freehold and must be paid on the due date.

8. **Services charges**

Service charges are payable by the leaseholder/shared freeholder to the landlord for all the services they provide, including maintenance and repairs, insurance of the building and, in some cases, provision of central heating, lifts, lighting and cleaning of common areas etc. Service charges usually also include the costs of management, either by the landlord or by a professional managing agent.

9. **What the landlord can and cannot charge you for**

Details of what can and cannot be charged by the landlord and the proportion of the charge to be paid by the individual leaseholder/shared freeholder are all set out in the lease/shared freehold agreement. So do read it very carefully.

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All maintenance costs are met by the leaseholders/shared freeholders and landlords normally make no financial contribution. Service charges can vary from year to year and can go up and down with no limit other than that they are “reasonable”.

10. **Collection of service charges in advance**

Most modern leases/shared freehold agreements allow for the landlord to collect service charges in advance, repaying any surplus or collecting any shortfall at the end of the year.

11. **Landlords insurance**

The lease/shared freehold agreement normally obliges the landlord to take out insurance for the building and common parts and gives them the right to recover the cost of the premium through service charges. The policy doesn't usually cover the possessions of individual leaseholders/shared freeholders.

12. **Maintenance fund / Planned maintenance / Sinking fund**

Many leases/shared freehold agreements provide for the landlord to collect sums in advance to create a reserve fund, ensuring that enough money is available for future scheduled major works such as external decoration. The lease/shared freehold agreement will set out the sums involved and when regular maintenance works are due.

13. **Leasehold valuation tribunals**

Leaseholders/shared freeholders have powerful rights to challenge service charges they feel are unreasonable at Leasehold Valuation Tribunals (LVTs), which provide a relatively informal way to resolve residential leasehold/shared freehold disputes.

Application to LVTs can be made under many different laws and on many subjects. LVTs can determine, among other things, the reasonableness of a service charge and whether it is payable and disputes relating to insurance.

Lease publishes useful leaflets, which are downloadable from its website, on LVTs.

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14. **Self manage or management company**

Some landlords carry out the management of the property themselves but others may appoint a managing agent to manage and maintain the building on behalf of the landlord in accordance with the terms of lease/shared freehold agreement, current relevant legislation and codes of practice.

The agent takes instruction from the landlord, not the leaseholders/shared freeholders, but should be constantly aware of the leaseholders'/shared freeholders' wishes and requirements. The agent will receive a fee which is usually paid by leaseholders/shared freeholders as part of the service charges.

15. **Regulation of managing agents**

There is no statutory regulation of managing agents. Traditionally the management of property was with chartered surveyors and they have to agree to abide by the RICS (Royal Institution of Chartered Surveyors) rules and regulations as well as pass appropriate exams and qualifications; visit rics.org.uk. Also, more recently other bodies such as ARMA, the Association of Residential Managing Agents; see arma.org.uk.

16. **Landlord v Leaseholder**

If there is a problem with management services, the leaseholder's/shared freeholder's argument is not with the agent but with the landlord, who has ultimate responsibility for the full and proper management of the property.

Leaseholders/shared freeholders with such complaints are advised to discuss their situation with other leaseholders before contacting their landlord. In extreme cases where the landlord will not meet his obligations to maintain the buildings and communal areas in accordance with the lease/shared freehold agreement, it may be necessary to take action through the county court. Lease can give in-depth advice on such a course of action.

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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.

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www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

www.britishlistedbuildings.co.uk

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

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