

Georgian/Regency Example Residential Building Survey

Call us on 0800 298 5424



LATE 18TH CENTURY SASH WINDOW



CONTENTS

INTRODUCTION

REPORT FORMAT

SYNOPSIS

EXECUTIVE SUMMARY

SUMMARY UPON REFLECTION

EXTERNAL

CHIMNEY STACKS, FLUES, DORMER WINDOWS

ROOF COVERINGS AND UNDERLAYERS

ROOF STRUCTURE AND LOFT SPACE

GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES

EXTERNAL WALLS

FASCIAS AND SOFFITS AND WINDOWS AND DOORS

EXTERNAL DECORATIONS

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

CHIMNEY BREASTS, FLUES AND FIREPLACES

FLOORS

DAMPNESS

INTERNAL JOINERY

TIMBER DEFECTS

INTERNAL DECORATIONS

BASEMENTS AND VAULTS

WELLS

THERMAL EFFICIENCY

OTHER MATTERS

SERVICES

ELECTRICITY

GAS

PLUMBING AND HEATING

BATHROOMS

MAIN DRAINS

OUTSIDE AREAS

PARKING

EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS

ELECTRICAL REGULATIONS

GENERAL INFORMATION ON THE PROPERTY MARKET

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



INTRODUCTION

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

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

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

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

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

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

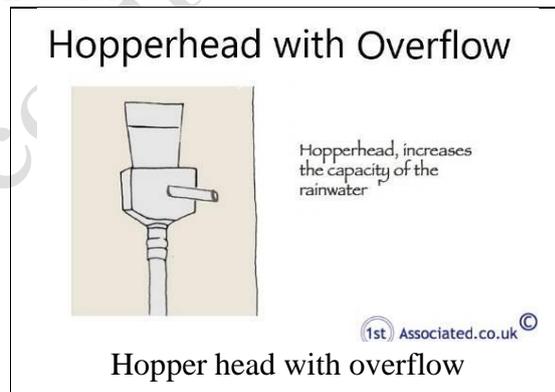
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. 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.

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



SYNOPSIS

SITUATION AND DESCRIPTION

This is a three storey property with lower ground floor (basement) in a terrace. The property has been altered and amended, the existing owner advises that much of the work was already done when they purchased the property (items mentioned throughout the report).

The front of the property sits directly onto the pavement/road. There is a small garden to the rear.

We believe that the property was built in the Georgian era/Regency era (the owner advised 1815). If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

The property is Grade II Listed, as found in BritishListedBuildings.co.uk

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:

- | | |
|------|---|
| 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 |

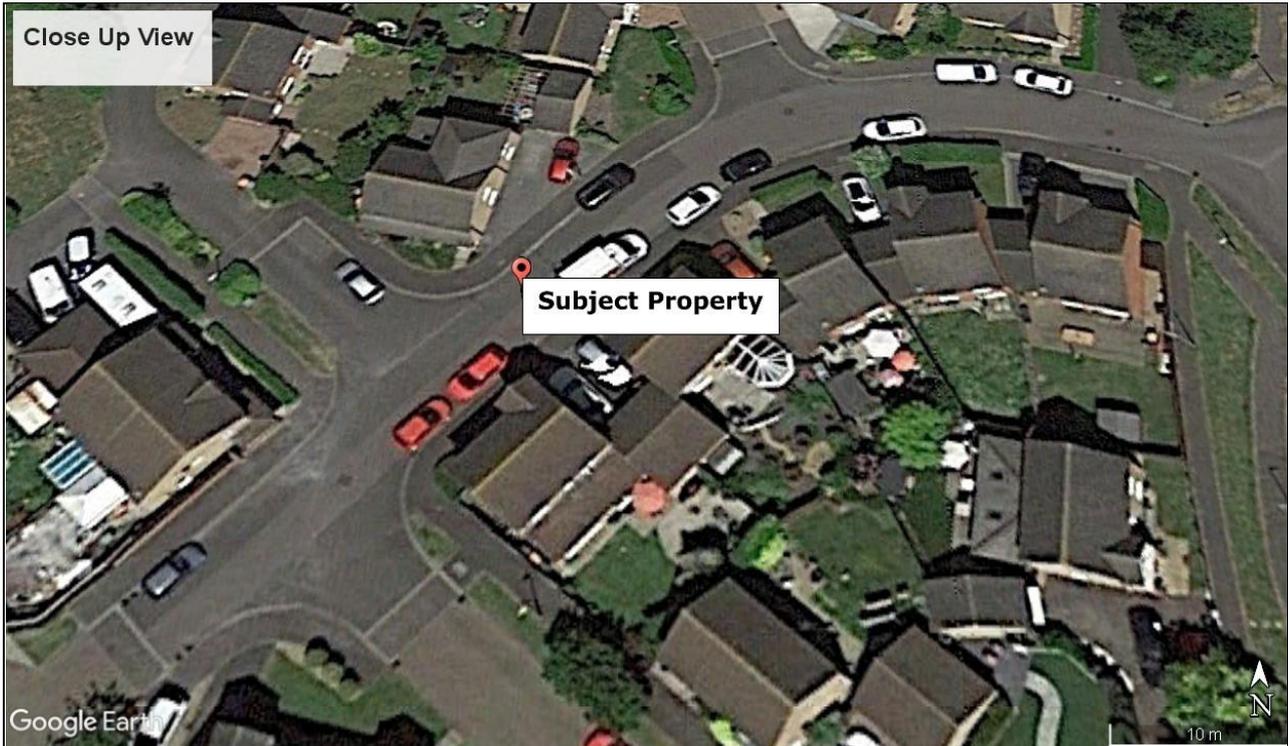
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



LOCATION PLANS



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

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



EXTERNAL PHOTOGRAPHS



Front view



Rear view high level



Rear right



Rear view low level



Rear patio



Rear garden

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ACCOMMODATION AND FACILITIES

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

Lower Ground Floor/Basement

The lower ground floor/basement accommodation consists of:

- 1) Front utility room/shower room
- 2) Under road storage
- 3) Lobby area
- 4) Kitchen/breakfast room rear
- 5) Boiler room



Upper Ground Floor

The ground floor accommodation consists of:

- 1) Through lounge
- 2) Central staircase



Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



First Floor

The first floor accommodation consists of:

- 1) Rear bedroom
- 2) Front bathroom
- 3) Landing/stairs



Second Floor

The second floor accommodation consists of:

- 1) Front bedroom
- 2) Rear bedroom
- 3) Landing/stairs



Third Floor

The third floor accommodation consists of:

- 4) Bedroom



Outside Areas

The front of the property sits directly onto the pavement/road. There is a small garden to the rear.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



INTERNAL PHOTOGRAPHS

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

Lower Ground Floor



Basement



Gas meter in basement



Utility room/shower



Boiler room rear right



Kitchen



Kitchen/breakfast area

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Upper Ground Floor



Entrance area



Front and stairs



Through lounge



Through lounge



Stairs to first floor



Stairs to lower ground floor

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



First Floor



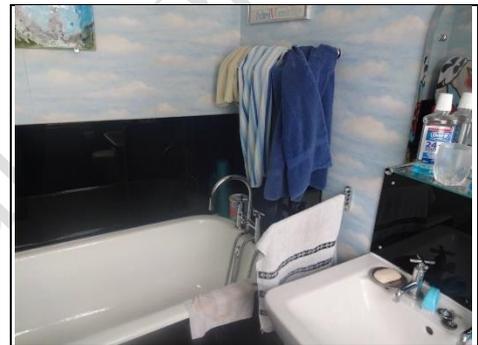
Stairs/landing



Stairs to upper ground floor



Front bathroom



Bathroom



Rear master bedroom left



Rear master bedroom right

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Second Floor



Landing



Front bedroom

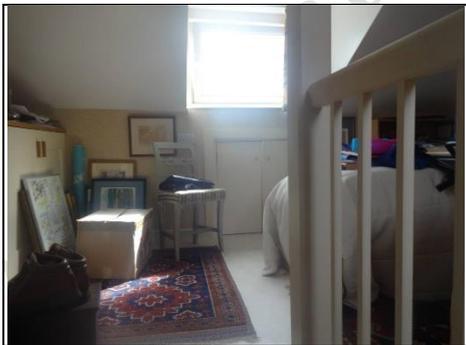


Rear bedroom



Rear bedroom

Third/Top Floor



Room in roof



Room in roof

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



SUMMARY OF CONSTRUCTION

External

Chimneys:	One large brick chimney to right
Main Roof:	Pitched, clad with slate Upstand to right deteriorating
Main Roof Structure:	Cut timber roof (assumed – not visible)
Dormer Roofs:	Lead dormers to front and rear (assumed)
Front Entrance Flat Roof:	Lead (assumed)
Front Canted Bay Roof:	Lead (assumed)
Rear Box Bay:	Lead (assumed)
Rear Boiler Room Flat Roof:	Lead (assumed)
Gutters and Downpipes:	Cast iron (assumed)
Soil and Vent Pipe:	Cast iron (assumed)
Walls:	Flemish Bond brickwork Painted render finish to rear (all assumed)
Fascias and Soffits:	Painted timber (assumed)
Windows and Doors:	Timber sliding sash and casement windows with secondary glazing and more modern double glazed metal framed windows (we are advised these replaced crittal style windows to rear bay)

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



Internal

Ceilings:	Lath and plaster (assumed)
Perimeter Walls:	Lath and plaster (assumed)
Internal Walls:	Mixture of solid and hollow (assumed)
Floors:	
Lower Ground Floor:	Solid underfoot, assumed earth and tiles, possibly concrete (assumed)
Upper Ground Floor/ First Floor/ Second Floor/ Top 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 Baxi boiler located in the kitchen.
Electrics:	The electrics are 1980's/1990's and are located in a cupboard just off the utility room/shower room on the lower ground floor
Gas:	The consumer unit was located on the lower ground floor
Drainage:	Unable to open manholes. Manhole to the front of the property in the section under the road which is covered with plywood and other stored items. To the rear the manhole was covered with garden ornaments, etc.

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

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

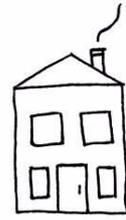
———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 250 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

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

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

The Good

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

- 1) Older properties typically have more space than newer properties, both in the actual size of the rooms and the height of the rooms.
- 2) The property is listed and has some of the original features left, which add to the overall character of the property.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



The Bad

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

1.0) Upstand - high level work

There is a step in the roof which needs repair. We spoke to the owners about this who advised they thought it was next doors cost. We knocked on the neighbour's door at the time of the survey to discuss this however there was no response. The work certainly needs doing, we would have said it is a shared cost as it is on what is known as the party wall which is a shared element of the property.

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.



Step in roof viewed from rear window



Close up

ACTION REQUIRED: Before you commit to purchase the property speak to next door right hand side and check and confirm their view with regard to the roof repair as ultimately it will affect both of you.

ANTICIPATED COST: This is high level work therefore will need scaffolding to access it. We would anticipate the work to cost in the region of a few hundred pounds and the scaffolding to be in the region of a thousand pounds; please obtain quotations.

Please see the Roof Coverings Section of this Report.

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



2.0) Slate roof and tingles – high level work

The roof is clad with a slate, some of these slates look to be suffering. It looks like the nails are starting to rust from a phenomenon known as nail sickness. Generally it is the nails that are the weakest part of a slate roof where they rust away over the years. Unfortunately we have no way of seeing the underside of the slates as the roof access areas are lined and there was a room formed within the roof. We can however see that lead tingles have been used. Lead tingles are used where the nails have rusted away as it is very difficult to replace individual slates and costly on a high level roof such as this.



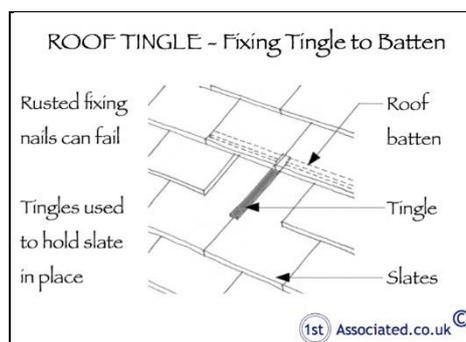
Deteriorating slates to right



Deteriorating slates (tingle circled)



Tingles



Tingles

ACTION REQUIRED: We would look at doing one lot of high level work which includes the upstand mentioned earlier and also slate repairs and also check the dormer roofs which we could not see properly.

Please see the Roof Coverings Section of this Report.

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



3.0) Pattern staining around metal windows

There is a mixture of timber windows and metal windows. We noted staining around some of the windows. We spoke to the owners about the staining around the metal windows to the rear and they advised that they thought they were leaks from when the windows were first carried out and no longer leaked.



Staining to windows

We were wondering whether this could also be condensation as this often occurs with metal windows particularly where there is a mixture of different types of windows (in this case timber and metal) particularly with a modern central heating system which has made the property far warmer than it ever was originally with coal fires.

ACTION REQUIRED: You need to ensure there is a balance between heating, coolness and air movement and ventilation in the property to minimise condensation. However we have been involved with some properties where there has been particularly bad condensation and the way you live in the property will be different to the way the existing owners live in the property so this condensation may appear.

Please see the Windows and Doors Section of this Report.

4.0) Lime mortar and cement mortar

With older properties you will hear a lot about the use of lime mortar and cement mortar. We tend to find a lot of properties that have been wrongly repointed in a cement mortar however the idea behind lime mortar is now better understood and generally listed properties are moving towards lime mortar. We can see in this property that there has been some cement repairs to the outside of the property. This causes a smothering effect of the property so it cannot breathe and let the dampness out. Over time you need to replace the cement mortar.



Cement repair

Marketing by: _____

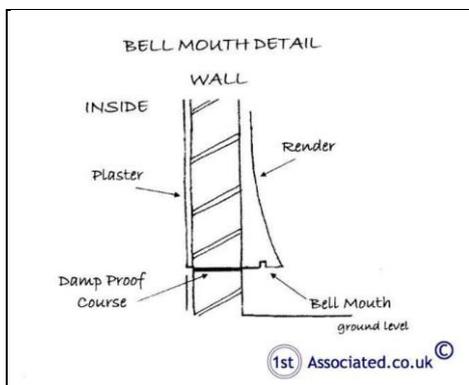
www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk

To the rear of the property there is a large area of painted render which looks like it has been finished in a harder cement mortar. We could also see cracking in it and what looks like cement mortar repairs as well. We would prefer a bell mouth detail here.



Bell mouth detail



Repair



Vertical cracking



Horizontal cracking



Repair around window area

Having said all of this, in the 1960's it was very common to use cement mortar everywhere and it is only in recent years, perhaps the last ten to thirty years, that there has been an understanding of the need for lime mortars.

ACTION REQUIRED: Interestingly, if you look to add drip details on this we would discuss it with the Listed Building Officer before you do it. Although it is a defect it may be considered part of the style of this property.

Note; Our view was limited as we inspected from ground level.

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



5.0) Listed Building alterations without permission

This is a Grade II listed building and as such there are more onerous requirements on you the owner than on a normal property. In addition to this you also take on the responsibility and liability of anything previous owners have carried out.

There are a fair number of obvious alterations that have been carried out on this property and less obvious ones.

We discussed the re-rendering that was carried out in 2004. The owners advised the Listed Buildings Officers were not happy and considered it as repair work. We were wondering whether the Listed Buildings Officers were not happy about it as it looked to be a cement based render rather than a lime based render.

There are various alterations that have occurred to the property which we would consider as unofficial, whether this owner did it or previous owners you could still in theory have full liability. We are aware from our question and answer session the following has happened:

- 1) Lower ground floor front room changed to a utility/bathroom area
- 2) Rear room changed to kitchen area
- 3) Associated rear right area changed from toilet to boiler room
- 4) We can also see some fairly modern alterations such as the glass to the front of the property.



Toilet area changed to boiler room



Glazed window to front not to listed building standard

ACTION REQUIRED: We would recommend legal advisors obtain a full list from the present owners as to what they have and have not done and what they consider previous owners have not done. Then arrange an informal ‘cup of tea’ meeting with the Listed Building Officer and show them the list and ask if they have a photographic record of the property as many local authorities do have.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



You should be aware that any amendments that have been carried out without approval become your liability and your risk. This can be insured against by the owners but you do need to establish this before you purchase the property.

6.0) Walls removed and stairs altered

As with many properties of this age walls have been removed and the stairs have been altered for example today on the ground floor where the beam is you would be required to have a 450mm for it to be supported however the property has obviously stood the test of time.



No return to removed wall

The owner advised the extension and reposition of the staircase was carried out in 1928.

Limited view

We would mention that we had a fairly limited view in some ways due to the 300 or so pictures on the walls which may be hiding cracks.

7.0) Top floor room in the roof

7.1) Solar gain, winter heat loss

In years gone by when rooms were formed in the roof there was next to no insulation meaning that these rooms can be cold during the winter and gain heat during the summer. It really does depend upon what you want to use the room for, it may or may not suit you.

7.2) Fire safety

A modern room in the roof would require various things in relation to fire and escape from fire. One thing we believe is well worth doing is to put in a better fire alarm system that is interlinked to the whole property rather than battery operated smoke detectors.

ACTION REQUIRED: We recommend improving the fire alarms.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



8.0) Damp to lower ground floor/basement

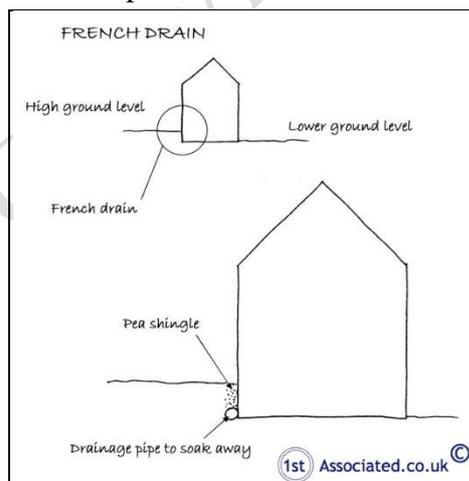
We found some dampness to the lower ground floor as we would expect. Basements were never meant to be dry or as what we would term as habitable rooms. The use of it as a bathroom to the front and a kitchen to the rear is probably ideal. There tends to be problems where these rooms are used for sleeping in.

ACTION REQUIRED: You could add a French drain to the property to try and keep the lower ground floor/basement slightly drier however at the end of the day it is a basement.

Please see the Dampness Section of this Report.



Dampness in basement area



French drain

9.0) Rear garden

9.1) Next doors balcony overlooks your garden

Next door have an upper ground floor level balcony which is a nice design we believe however it does mean that when they are sitting out in their garden they overlook your garden which may or may not suit you, it certainly would not suit us. You may wish to revisit to check this.



Next doors balcony overlooks your garden

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



9.2) Garden wall

The rear garden wall is slightly unsafe and worse for wear. We could see it is built in a red brick which is starting to deteriorate and also some of the capping is not ideal, possibly because of the conifers and trees nearby. We tend to find that garden walls are built without proper foundations.

The photograph also shows where next doors garden wraps around behind yours and there looks to be a table and chairs directly next to your wall which again may not be ideal for privacy.



Garden wall



Rear garden wall and surrounding garden



Cracking to wall



Spalling brickwork

ACTION REQUIRED: With regards to gardens walls you always have to have discussions with regard to who owns what and who does what, etc.

ANTICIPATED COST: We recommend you set aside the sum of £500 to £1,000 assuming that the adjoining owners will also pay some money.

Services

10.0) Dated electrics

The electrics are dated 1980's/1990's and we would recommend upgrading.

ACTION REQUIRED: We recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Marketing by: _____

www.1stAssociated.co.uk

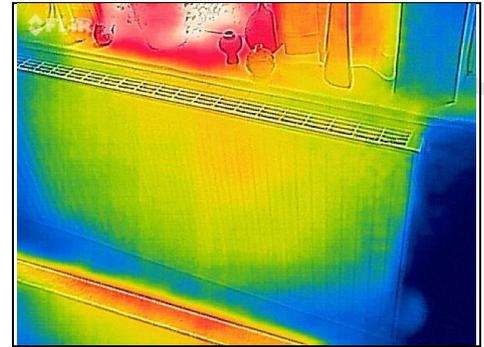
0800 298 5424



ANTICIPATED COST: £250 - £500 plus any work recommended; please obtain quotations.

11.0) Heating

We gave the owners the opportunity to turn the heating on and warm the house up for a ten minute test however unfortunately we could not get any of the radiators warm.



Heating not working

12.0) Manholes not opened up

There is a manhole to the front of the property within the basement in the section under the road which is covered with plywood and other stored items.

To the rear the manhole was covered with garden ornaments, etc.

We spoke to the owners about this who advised that in all the years they have been at the property they had only had one blocked drain.

Manholes Defined

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

ACTION REQUIRED: We would be more than happy to return if these areas were opened up and made accessible to us. Alternatively have a closed circuit TV camera report of the drains.

ANTICIPATED COST: In the region of £150 to £250 for a closed circuit TV camera report; quotations required.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



13.0) Wells

More a note rather than a bad thing, we would advise there is a well to the rear of the property. These can develop into areas where structural movement takes place. We are advised that the well is sealed up.

ACTION REQUIRED: At some point in the not too distant future we recommend opening up the well and seeing how the sides of it are.

Please see the Services Section of this Report.

The Ugly

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

Characteristics of this type of property

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

It is very difficult advising people on listed properties, particularly if they have not lived in them before, and we would term them as being both more desirable and more risky than a typical property.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



SERVICES

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

Electrics

The fuse board was located in the utility room/shower room on the lower ground floor. 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.

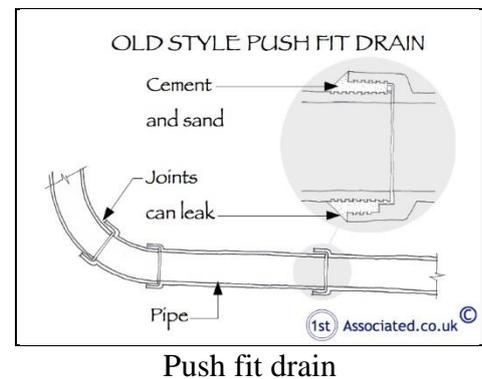
Heating

There is a Baxi boiler located in the kitchen. We are advised the boiler was installed in 2009. 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

We were unable to open either of the two manholes.

In older properties, such as this, drainage was often push fitted rather than bonded together which means that they may leak over the years. Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.



Water Supply

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

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



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

DIY/Handyman Type Work

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

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 maintenance to the property.

Getting to know more about older properties - SPAB course

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

Purchase Price

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Every Business Transaction has a Risk

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

Estimates of Building Costs

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



SUMMARY UPON REFLECTION



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

For its age, type and style it is a fairly typical building. From a listed building point of view it has probably had slightly more alterations than we would normally come across particularly on a town centre property.

We specifically asked the existing owners whether they carried out alterations and they advised that there had been alterations to the house but not by them. This really depends upon your definition of alterations; from what we understand they did change the windows for example.

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

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



THERMAL IMAGE EXAMPLES

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

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



Front of house, property warmed up by the sun
(Not your property)



Left reception room with heat coming in through window and warmth of the radiator, with the blue being the coldness of the walls
(Not your property)



Older style window with heating coming in
(Not your property)



Modern window
(Not your property)

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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

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



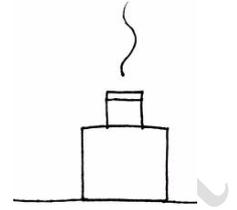
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

CHIMNEY STACKS, FLUES AND DORMER WINDOWS



Chimney Stacks

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

There is one chimney to this property located to the right and sits on the Party Wall where there is a step in the roof (all directions given as you face the property). The chimney is very difficult to view from the front, our best views were from the rear of the property.

Chimney One – located to the right

This is a large brick chimney with a lead flashing and numerous chimney pots. From what we could see from ground level we noted some deterioration to the soft red brick.

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



Chimney



Closer view of chimney

Marketing by: _____

www.1stAssociated.co.uk

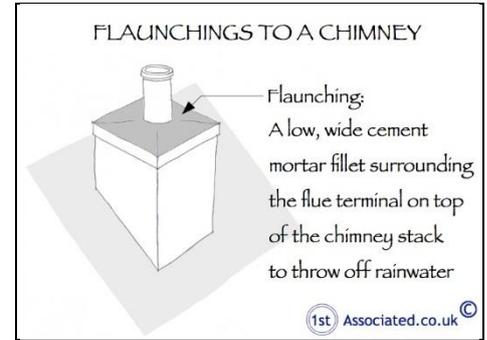
0800 298 5424



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

ACTION REQUIRED: Check the chimney when carrying out the high level roof work as it is built in soft red brick.

ANTICIPATED COST: Set aside a few hundred pounds; quotations required.



Flaunching

Flashings Defined

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

Flaunchings Defined

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

Flues

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 metal flue for the baxi boiler.



Flue for Baxi boiler

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk ©

Dormer Windows

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

The property has a dormer window to the front and rear which were very difficult to view. The dormer window roof and cheeks are made from lead, we could not see any leaks internally. They have metal double glazed windows.

Finally, Dormer windows have been viewed from ground level and literally from the dormer windows themselves.

ACTION REQUIRED: The dormers need to be checked when high level work is being carried out.



Front dormer window



Rear dormer window

Party Wall

The party wall relates to shared items, such as the chimney and the firewalls. If you do any work on these you will need to 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 that you are likely to be carrying out work to the chimneys.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Finally, we have made our best assumptions on the overall condition of the chimney stacks, flues and dormer windows 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) using a x16 zoom lens on a digital camera and/or aerial photographs. A closer inspection may reveal latent defects.

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

1stAssociated.co.uk Copyright

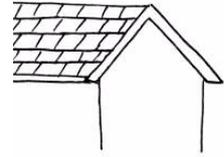
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ROOF COVERINGS AND UNDERLAYERS



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

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

We will consider the roofs in five areas:

- 1) Main roof
- 2) Front entrance lead roof
- 3) Front canted bay lead roof
- 4) Rear box bay lead roof
- 5) Rear right flat roof over boiler room

Main Roof

The main roof is pitched and clad with slates and, from ground level, this looks in below average condition considering the roofs age type and style.

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



Slates to front



Deteriorating slates

Marketing by: _____

www.1stAssociated.co.uk

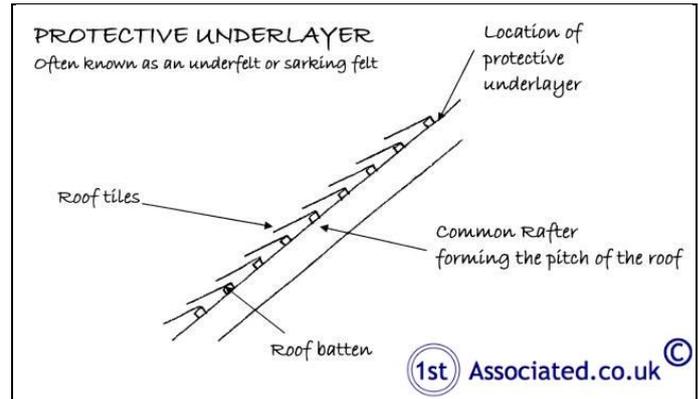
0800 298 5424



 1st Associated.co.uk

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

In this case the roof has been lined therefore we were unable to see a protective underlayer/sarking felt.



Room in roof lined



Area to front lined and full of stored items

Front entrance lead roof

The roof is flat and covered with lead which looked in average condition.



Flat lead roof over front door

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Front canted bay lead roof

The roof is flat and covered with lead which looked in average condition.



Front lead over canted bay

Rear box bay lead roof

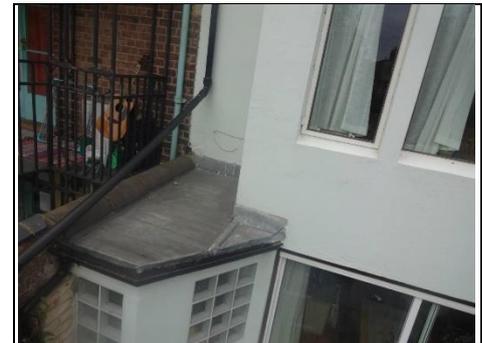
The roof is flat and covered with lead which looked in average condition.



Flat roof to rear box bay

Rear right flat roof over boiler room

Again, the roof is flat and covered with lead which looked in average condition.



Rear right flat roof

We were advised the flat roofs were re-leaded in 2006 and 2008.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and/or aerial photographs. Flat roofs have been inspected from ground floor level, a closer inspection may reveal problems.

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

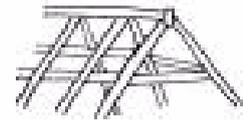
For further comments with regard to ventilation please see the Roof Structure and Loft Section.

1stAssociated.co.uk Copyright

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



ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

Roof Structure

There is no view of the roof structure due to the room formed within the roof.

Roof Timbers

We normally inspect the roof structure for:

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



Area to front lined and full of stored items

In this case we were unable to inspect due to the room formed within the roof. The access areas were lined and full of stored items.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Fire Walls

We assume the property has two firewalls located one to the left hand side and one to the right hand side (all directions given as you face the property). The firewalls are also Party Walls.

Fire Walls Defined

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

Ventilation

No ventilation was noted.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we could not see it due to the room in the roof and the lining/boarding.

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.

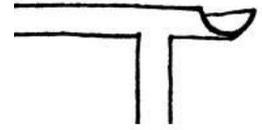
———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The property has cast iron gutters and downpipes and are fairly typical of what we see; they are in average condition for their age, type and style. There may be some rust however our inspection was limited from ground level.

Cast iron of this age will need maintenance. If regularly maintained it lasts longer than plastic, in our experience.

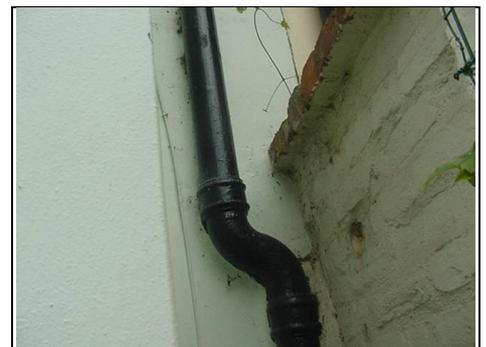
There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months.

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

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



Cast iron downpipes



Possible rusting to cast iron

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk

Soil and Vent Pipe

The property has cast iron soil and vent pipes. Cast iron of this age will need maintenance. If regularly maintained it lasts longer than plastic, in our experience.



Cast iron soil and vent pipe

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

Marketing by: _____

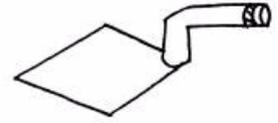
www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk

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 with a render finish to the rear.

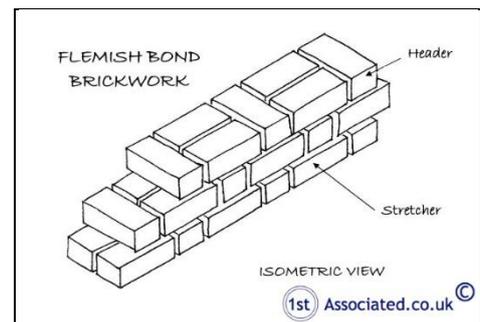
Brickwork

The property is built in a brick originally in a lime mortar in what is known as Flemish bond brickwork. The brickwork is fairly typical of what we see. Perhaps we would expect on listed buildings now to have lime mortar.



Flemish bond brickwork

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

Timber lintels and bonding timbers

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 noted cement mortar repairs.



Cement mortar repairs

Render

The rear external walls are finished in a painted render.

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



Hairline cracking to rear box bay indicating that render has got too high a cement content

Render Detailing

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

Window Drip Detail

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

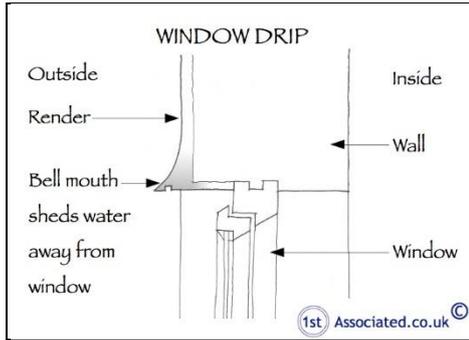
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk



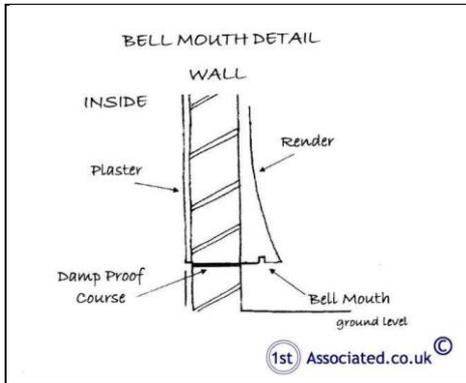
Window drip



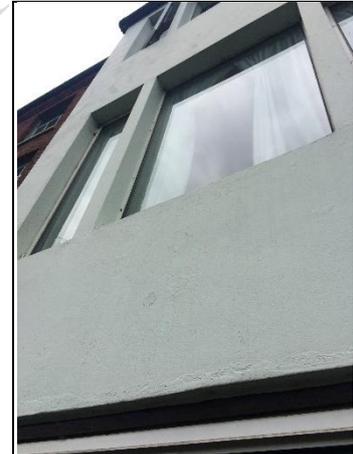
No drip detail

Bell mouth to base of property

To the base of the render there was no bell mouth detail.



Bell mouth detail



Repairs to render
We would prefer a bell
mouth detail here.

ACTION REQUIRED: You need to speak to the Listed Building Officer before you create any drip details in case they are unhappy with these being out of keeping for a property of this era bearing in mind the building is listed. Please see our comments in the Executive Summary.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Painted render/painted walls

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

Cracking

We would remind you that any hairline cracks that appear need to be sealed/repointed as soon as possible to stop dampness and water getting in.

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 / render / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the brickwork / render / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the brickwork / render / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always 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.

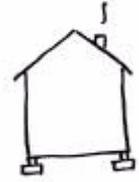
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



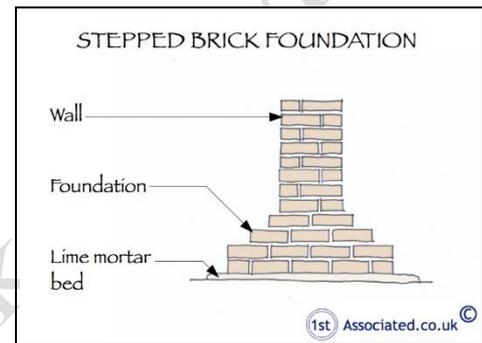
FOUNDATIONS



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

Foundations

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.



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.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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.

1stAssociated.co.uk Copyright

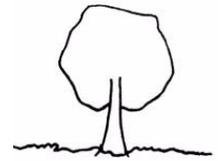
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

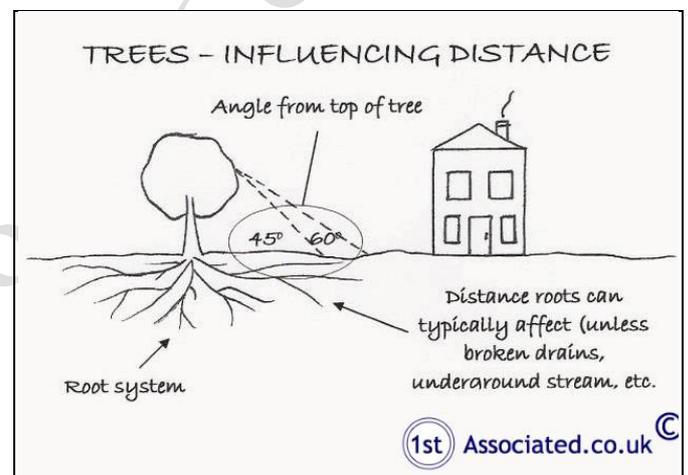
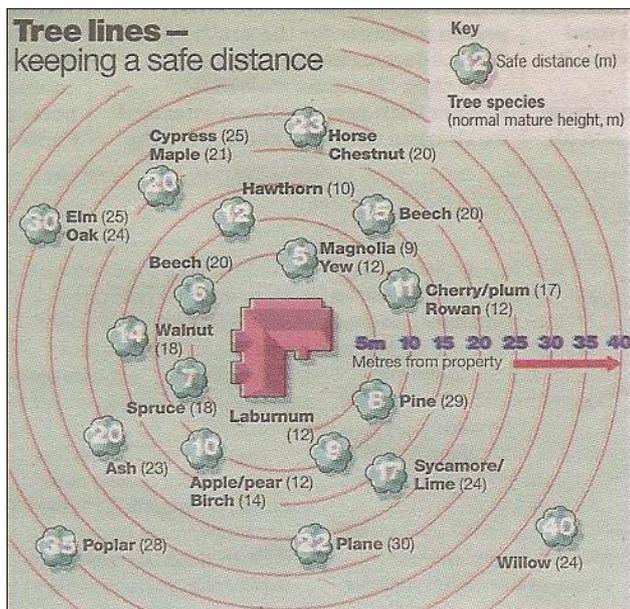


TREES



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

There are no trees within what we would term as influencing distance of house however there are trees around the boundary wall 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.

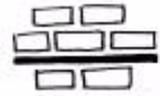
Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need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

Please also refer to the External Areas Section.

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



DAMP PROOF COURSE



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

In properties of this age it is unlikely that a damp proof course would have been built in originally however, often they have had damp proof courses added at a later date. In this case we could not see a damp proof course.

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



Unable to see damp proof course

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

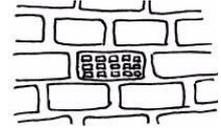
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



AIRBRICKS



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

Low Level Air Bricks

Air bricks are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm. In this case we noted an airbrick to the front step giving an airflow to the lower ground floor/basement.



Air brick to front

ACTION REQUIRED: Ensure the airbricks are clear.

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

Marketing by: _____

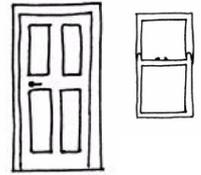
www.1stAssociated.co.uk

0800 298 5424



 1st Associated.co.uk

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascias and soffits are very difficult to see. From ground level they look to be painted and are in average condition for their age, type and style, ie no bare timber or flaking paint visible at the time of our inspection.

ACTION REQUIRED: When you are carrying out high level work also inspect the fascias and soffits.

Windows and Doors

The property has sliding sash Georgian style windows to the front of the property with more modern double glazed metal framed windows to the rear - we are advised these replaced crittal style windows to the rear bay; we would be very interested to see if there was any listed building consent on this. We were advised the windows were replaced in 2008.



Georgian window

ACTION REQUIRED: Your legal Advisor needs to check and confirm if there has been any listed building consent for alterations to windows.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 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)

Knife Test

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



Rot to rear window

What is happening to window at front of property?

We think the area that is glazed gives natural light into the downstairs bathroom/utility room. This will be susceptible to dampness and water getting into this area.



Glazed area below railings area



Glazed area

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Double glazed windows

To the rear the property has modern double glazed metal framed windows without trickle vents. Generally they look to be of an average quality for their age, type and style. In this case we noted cracking to the sill on the first floor box bay window.

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution.



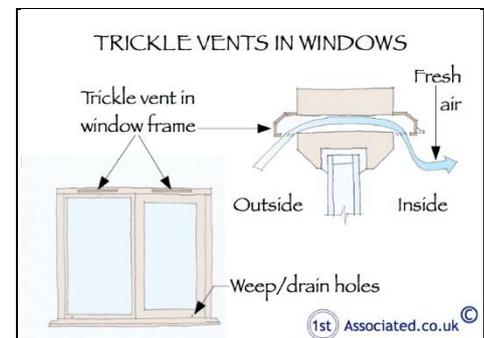
Cracking to box bay window sill on first floor rear window

Transferable Guarantees

Although these windows are old enquiries should be made as to the existence of any transferable guarantees by your legal advisor. Generally it is considered that double glazed units have a life of about ten years.

Trickle Vents Defined

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



Trickle vents

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



Nesting box

We noted a nesting box for swallows to the front of the property.



Nest for swallows

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



EXTERNAL DECORATIONS



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

We are advised the external redecoration was last carried out in 2010. There is a fair amount of external decorations to the rear of the property; do not underestimate the amount of time/cost it will take to repaint the property, particularly as there is high level work which is likely to need scaffolding which can be expensive.

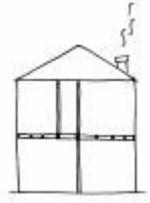
Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be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

Please see our comments in the External Joinery section.

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



INTERNAL



CEILING, WALLS, PARTITIONS AND FINISHES

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

Ceilings

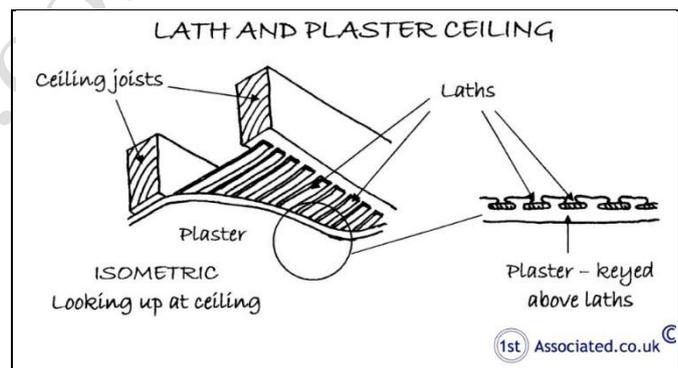
From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be lath and plaster.

Keeping lath and plaster ceilings

We would always recommend keeping lath and plaster ceilings wherever possible in an older building particularly one in a conservation area/listed.

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

Old Plaster Defined

Typically this was pre-War years and would usually have included lime and is often on laths.

Modern Plaster Defined

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Internal Walls and Partitions

These are, we believe a mixture of solid and studwork construction. It is impossible to determine the construction without opening up the walls and we have therefore taken an educated guess. Some walls look to have been removed to accommodate the altering of the staircase.



No return to removed wall

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

Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster.

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report. Normally we would look to see if the walls had a smooth finish; it is very difficult to gauge when there are so many pictures on the walls.

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

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

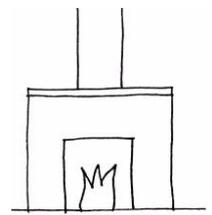
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



CHIMNEY BREASTS, FLUES AND FIREPLACES



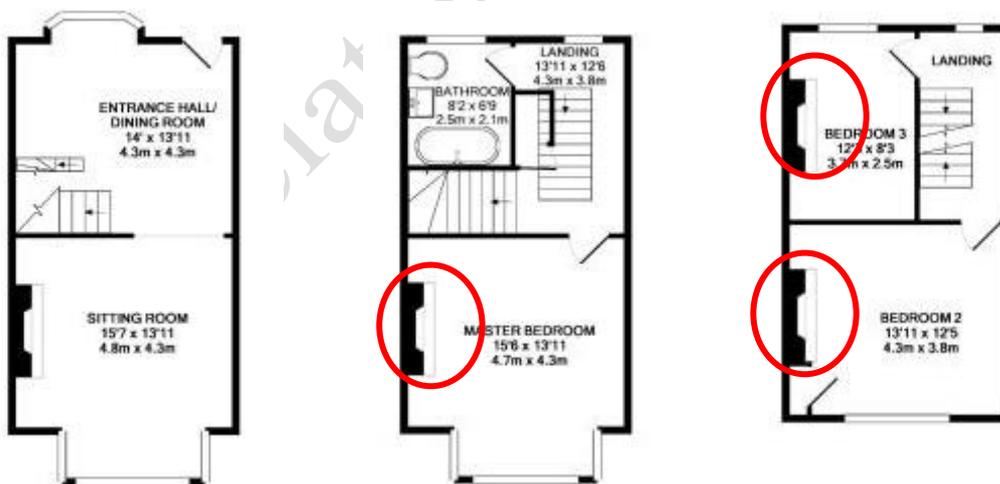
With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

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

At the time of the survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness. Any chimneys you do intend to use should be swept and a check should be carried out that a lining is in place.

Missing chimney breasts

During our question and answer session with the owners we discussed missing chimney breasts. The layout plans show one chimney to the upper ground floor and first floor and two chimneys to the second floor. These were probably removed when the staircase was altered.



Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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

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

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

Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



FLOORS



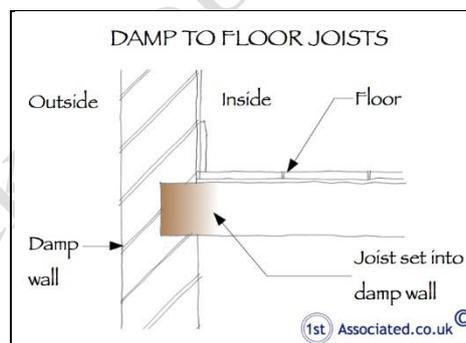
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Lower Ground Floor/Basement

The lower ground floor felt solid underfoot, assumed earth and tiles, possibly concrete that has been built up over the years.

Upper Ground Floor, First Floor, Second Floor and Top Floor

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



Embedded timbers

We normally find these floors have undulations and are not level and true however in this case as laminate floor is used in some areas this hid the true condition of the floors.



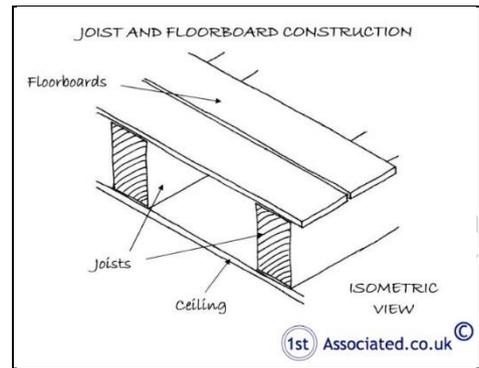
Laminate floor to upper ground floor

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



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.



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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



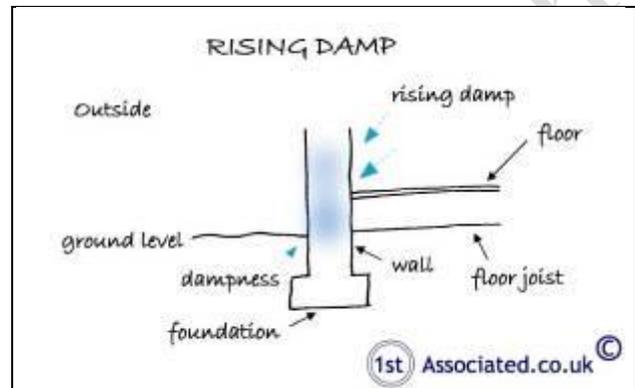
DAMPNESS



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

Rising Damp

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



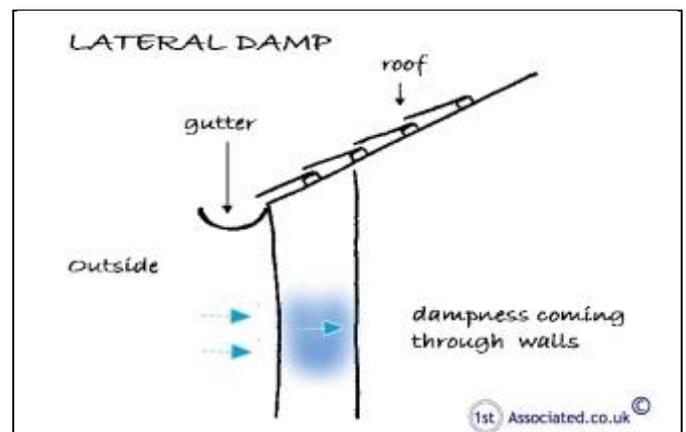
Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found some rising damp in the lower ground floor/basement area however we would expect to find dampness as these rooms are below ground level.

ACTION REQUIRED: Please see the Executive Summary.

Lateral or Penetrating Dampness

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



Lateral damp

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



We used a resistance meter on the external walls. We found it to be in line with what we would expect for this age, type and style of property.



Lateral dampness in window reveal

Condensation

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

At the time of the inspection we found some pattern staining around the windows which we believe may be 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 and also in any areas where you intend to dry clothes which are moisture generating areas.

ACTION REQUIRED: We would recommend large humidity controlled extract fans be added to kitchens, bathrooms and any rooms where you intend to dry clothes.

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



INTERNAL JOINERY



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

Doors

The property has some quite unique doors with glazing. Care has to be taken with older glass as it tends to shatter and break differently to a modern safety glass. In fact if the building was not listed we would recommend removing and replacing the doors with safety glass.



Glazed door

Staircase

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



Stairs lined

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.

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

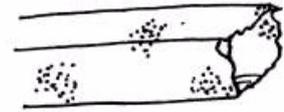
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



TIMBER DEFECTS



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

Dry Rot

*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 no view of the roof due to the lining/room formed within the roof.

Wet Rot

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

We noted minor wet rot to the windows.

Again, we would advise that we have not opened up the floors and we had no view of the roof due to the lining/room formed within the roof.



Rot to rear window

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Woodworm



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

We have been unable to view the roof structure due to the room formed within the roof and we cannot comment on this other than to say the slate roof viewed externally was fairly level and true, if there was structurally significant woodworm there would normally have an undulating effect or twisting effect of the roof.

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



INTERNAL DECORATIONS

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



Internal decorations are in average condition. Once the pictures have been removed we are sure there will be redecoration required.

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.

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



BASEMENTS AND VAULTS



Basements and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a lining process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Basements are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.

The lower ground floor where the kitchen, the utility room/shower room and the under the road basement we would expect some dampness.

Finally, we have made a visual inspection of the basement/vault only and have no way of knowing what the construction is without opening up the structure.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



WELLS



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

We are not sure if you are aware there is a well within the rear garden. Properties from this era would generally have had a well nearby.

ACTION REQUIRED: The current owners to point out the exact location of it. Ideally the top of it to be lifted to check the condition particularly the sides of the well as this will be an indicator if there is any movement.

Finally all older properties would have had a water supply nearby often a well. Where we have not found a well it may be because the well has been filled in many years ago, or built over when amending or extending the property.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



THERMAL EFFICIENCY



Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

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

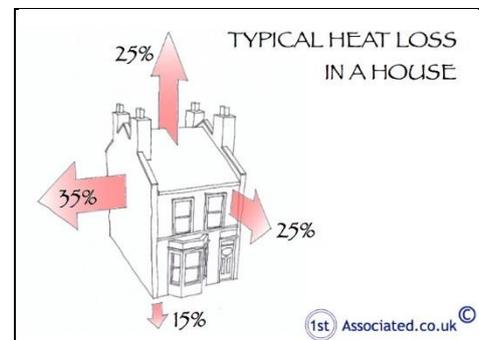
General

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

Roofs

Current Building Regulations require insulation of 300mm. In this instance we were unable to view the insulation due to the room formed within the roof.

In years gone by when rooms were formed in the roof there was next to no insulation meaning that these rooms can be cold during the winter and gain heat during the summer.



Typical heat loss

Walls

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Windows

The windows are a mixture of secondary and double glazed and therefore will have average/poor thermal properties.

Services

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

ACTION REQUIRED: We would recommend you ask the owners for energy bills and service records for the past few years.

Summary

Assuming the above is correct, this property is 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*

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

HIPs

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

———— Marketing by: ————

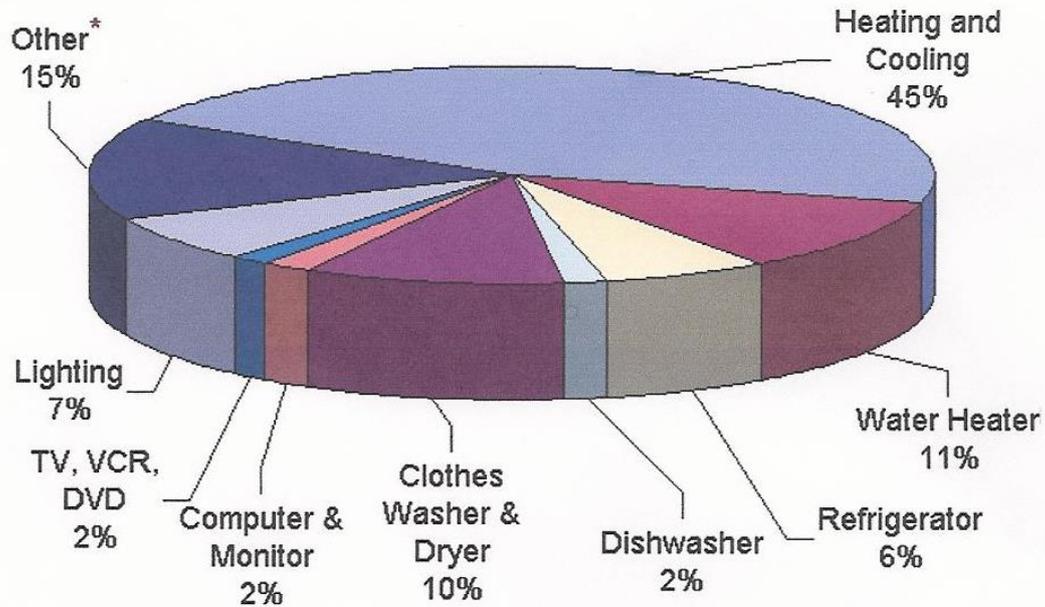
www.1stAssociated.co.uk

0800 298 5424



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

What does my energy bill pay for?



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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 NSI (National Security Inspectorate), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

Some smoke detectors were noted we were disappointed to see these were 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 worst case scenario obviously devastating.

Insurance

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

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

Asbestos

In a property of this age there may well be some asbestos. In this case we have not noted asbestos.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Asbestos was commonly used post war until it was banned only in the UK relatively recently. It is rumoured that it has still been used after this point in time where products were imported from countries where it is not banned.

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

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



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

SERVICES

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

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

BROADBAND CONNECTIVITY



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

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

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

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ELECTRICITY



It is strange to think that electricity only started to be used in domestic properties at the turn of the 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 utility room/shower room on the lower ground floor. The fuse board looked 1980's/1990's and better are now available.



Fuse Board

Earth Test

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



Earth test

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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.

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.

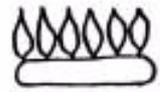
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



GAS



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

We are advised that the property has mains gas. The consumer unit is located in the lower ground floor/basement area.

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 meter

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

Carbon Monoxide

No carbon monoxide monitors were noted.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



PLUMBING AND HEATING



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

Water Supply

The controlling stopcock was not located, the owners thought it may be in the basement area. It is important that its presence is established in case of bursts or leaks.

ACTION REQUIRED: Ask the owners again to show you where it is.

Water Pressure

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

Cold Water Cistern

We have not found a water tank. We can only assume that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Hot Water Cylinder

There is an unvented water heater within the boiler room to the rear right.



Unvented hot water cylinder



Hot water cylinder

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.

Heating

There is a Baxi boiler located in the kitchen. We are advised the boiler was installed in 2009. The heating was last serviced in 2016.



Baxi boiler



Baxi boiler

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



Radiators

We are advised the modern radiators were added in 2002.

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

Ten Minute Heating Test

The owner / occupier at our request turned on the heating; the pipes warmed up however there was no heat in the radiators. This may be because the valves had not been opened up nevertheless we would recommend it is tested.

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

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

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.

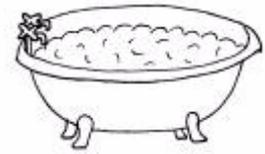
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



BATHROOM



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

First Floor Bathroom

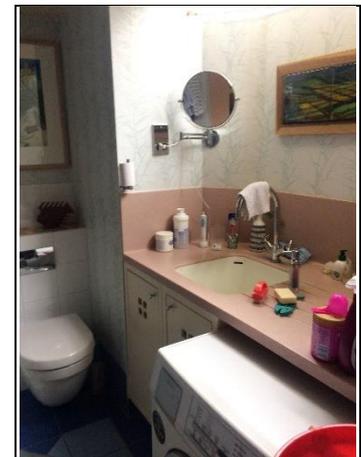
The first floor has a three piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition.



Front bathroom

Basement Utility room/shower

The lower ground floor/basement has a utility room/shower room comprising a shower, wash hand basin and WC which looks in average condition with some dampness as we would expect in a basement location.



Utility room/shower

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour in the utility/shower room. 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.

No manholes opened

There is a manhole to the front of the property in the section under the road which is covered with plywood and other stored items. To the rear the manhole was covered with garden ornaments, etc.

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Deep vent to drain

To the front of the property there is a deep vent we assume to the drains.



Deep vent to drain

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

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal.

In this era of property they are likely to be combined/shared drains which are where the foul water and the surface water combines. These can be a problem during heavy rainfall and peak periods, such as the 9 o'clock rush to work.

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



OUTSIDE AREAS

SUN MAP

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



Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

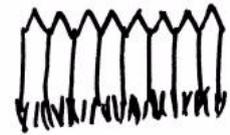


PARKING



Parking is roadside on a first come first serve basis. Parking was fairly difficult on the day of our inspection and we had to use pay for parking however we were advised there is ample parking available in the area.

EXTERNAL



Front Garden

The front of the property sits directly onto the pavement.



Front sits directly onto pavement

Rear Garden

There is a small garden to the rear. Please see our comments with regards to neighbour's balcony overlooking your garden.



Garden looking towards walls



Garden looking towards house

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Surrounding Gardens



Adjoining garden wraps around your garden to rear



Adjoining garden wraps around your garden to rear right

Boundaries

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

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

Garden wall

The rear garden wall is built in a soft red brick. We noted spalling brickwork.

In this case we are advised by the owners that unusually both the left and the right walls are your responsibility. The owners do not know who is responsible for the end wall however advised it had not had any repairs in the seventeen and a half years they had lived at the property.

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





Spalling brickwork to rear garden wall



Rear right corner of garden wall needs repair

ACTION REQUIRED: Your legal adviser to check whose boundary is whose and write to the owners of the walls and ask are they aware of the condition as viewed from your side and offer them the opportunity to come and view them or send photographs.

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

Right Hand Neighbours

We knocked at the time of the inspection but there was no response.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk

POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Solid walls.
 - v) Removal of any walls in part or whole.
 - vi) Double glazing or replacement windows.
 - vii) Drainage repairs
 - viii) Timber treatments, wet or dry rot infestations.
 - ix) Rising damp treatments.
 - x) Asbestos
 - xi) Central heating installation and maintenance.
 - xii) Electrical test and report.
 - xiii) Planning and Building Regulation Approvals.
 - xiv) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xv) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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



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

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

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

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
*By Mark Brinkley
Published by Burlington Press*

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

APPROVALS/GUARANTEES

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

ONLY HUMAN!

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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.

LAYOUT PLAN

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

WEATHER

It was a warm dry day 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 room formed within the roof and the lining.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the floor as we could not see a way to do it without causing damage.
- 4) We were unable to see the heating working.



Area to front lined and full of stored items

We thank you for taking the time to meet us during the survey.

BUILDING INSURANCE

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

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



TERMS AND CONDITIONS

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

EXAMPLE SURVEY

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

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article
4. Condensation and Cold Bridging Article

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



THE ELECTRICAL REGULATIONS

PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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



INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

HistoricEngland.org.uk and BritishListedBuildings.co.uk

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



French Drain

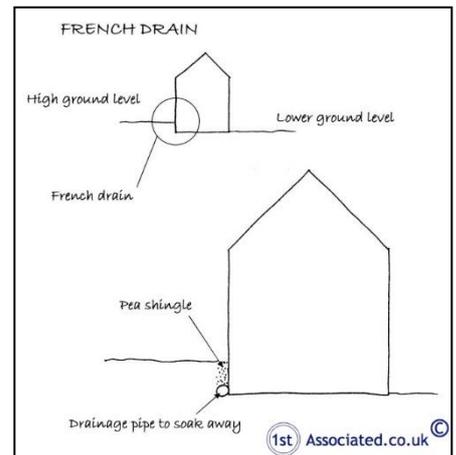
Using a French drain to resolve a dampness problem

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

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

What use is a French drain?

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



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

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



French drains must be on a slope

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

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

The French drain system that we would recommend

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

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

The French pond!

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Condensation and Cold Bridging in Georgian and Regency Properties

What is Cold Bridging?

Georgian style properties and cold bridging

Georgian style properties can suffer from cold bridging and condensation. However in our experience it is more likely to be the new extensions or alterations that are added to them. Conservatories are for example a large heat gain area during the summer and heat loss area during the winter.



Georgian stone property with conservatory.

What is cold bridging or thermal bridging and how does it work?

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



Georgian style properties

Cold Bridging

Cold bridging is caused by a colder element in the structure or fabric of the building allowing coldness to pass through. When warm moist air is present in the property and it passes through the colder elements of the structure we have what is known as Cold Bridging.

Older style London converted flats are susceptible to property problems such as condensation and cold bridging



Older style London converted flats

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk

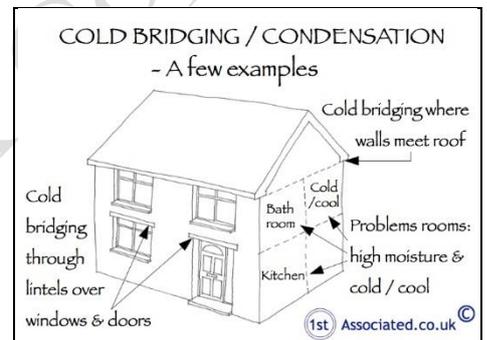
Combination of cold bridging issues

This is often caused by a combination of issues. It can occur from things such as having a shower or a bath, cooking or clothes washing, particularly if you are drying washing on the radiators. It could, in commercial properties, be a large gathering of people breathing (this can cause a lot of humidity) in a building that has stood cold and empty for some time such as a church, village hall, sports centre or a crèche. These human atmospheres create a climate, which can result in condensation on the cold elements of the structure and fabric if the room is not ventilated properly.

Georgian and certain eras buildings are more susceptible to Condensation and Cold Bridging

Here is our sketch on Cold Bridging

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



Cold bridging/condensation

Cold Bridging isn't just about condensation on mirrors

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

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

When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

- 1) Eras of properties where there are warm elements and colder elements to the building.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



2) Where you have a mixture of warm rooms and cold rooms.

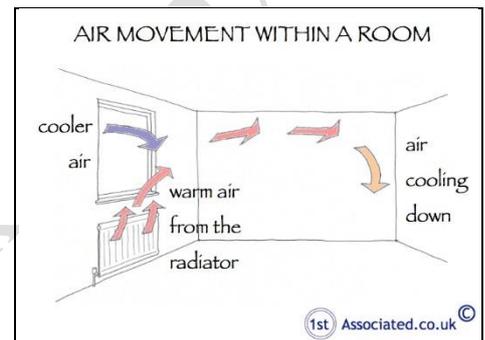
For example: Lounges and main bedrooms tend to be warmer than guest or spare bedrooms most of the time. Also sometimes rooms can warm up due to large areas of glass and thermal heat gain, which is very true in some conservatories also.

3) Humidity internally is high

4) Where it is colder but by no means very cold outside

How to solve Cold Bridging

The difficulty is resolving cold bridging. Normally, where condensation is involved, if you get the balance of warm and coolness of the air, ventilation and movement you can reduce considerably the chances of condensation. Airing the room by opening the windows, which seems to have gone out of fashion, can help considerably.



Air movement within a room

Is your lifestyle a factor in Cold Bridging?

This is often a contentious and difficult question, particularly where the occupier is a tenant and there is a disagreement between the landlord and the occupier as to why there is mould in the property. In our experience the major factor is the size of the family living in a property.



Modern items we often see in older properties factory insulated hot water cylinder

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Drying clothes indoors is not ideal

This is especially the case with large families with young children and where in turn there is a lot of washing of clothes being done. This is particularly the case in the winter months, with the wet washed clothes being dried on radiators. Also general hygiene washing and not to mention cooking to feed everyone all lead toward a more humid atmosphere.

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

Problems relating to condensation and cold bridging explained

This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed.

Lifestyle examples

For example, the occupiers' lifestyle can in most cases be amended. This may involve the occupier having an understanding of the problems they are causing.

For example, drying lots of washing on a radiator inside may be causing excessive moisture in the atmosphere. Equally not opening the windows and closing or sealing up vents can be a problem.



Georgian Street

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



Design of the Building

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

Things to remember about an air brick

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

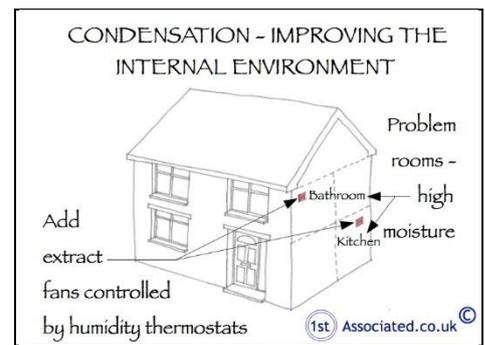
Why do we have seasonal condensation problems?

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

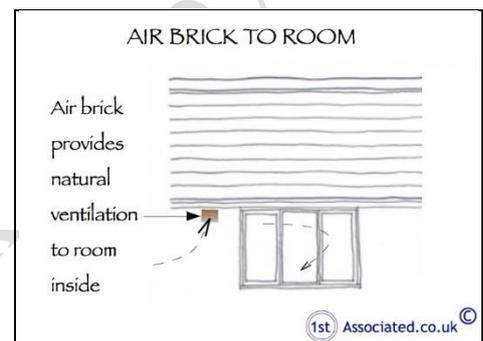
Extract fans are a help

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

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



Condensation



Air brick may not ventilate room enough



Regency Buildings

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

