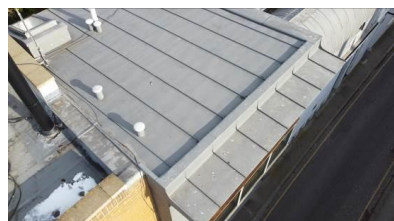
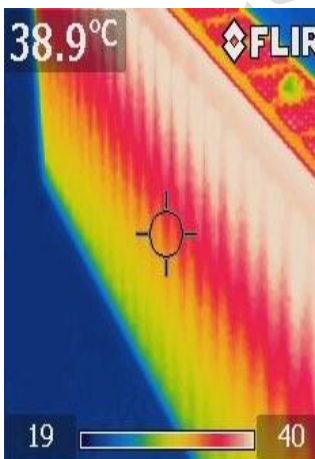
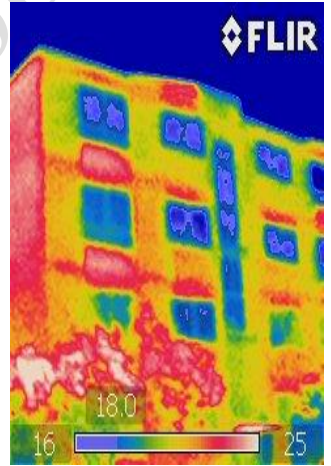


New Properties 2000 Plus Example Residential Building Survey



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GENERAL INTRODUCTION

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

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

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

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

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

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

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

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

THANK YOU

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

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

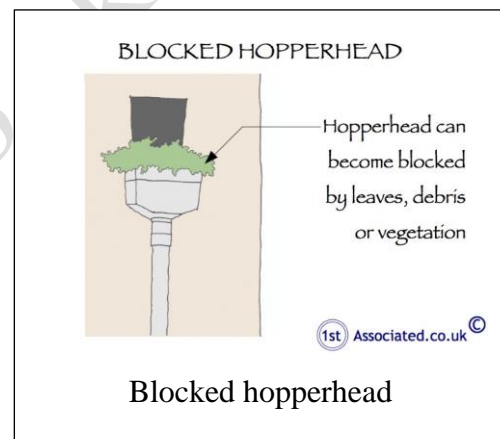
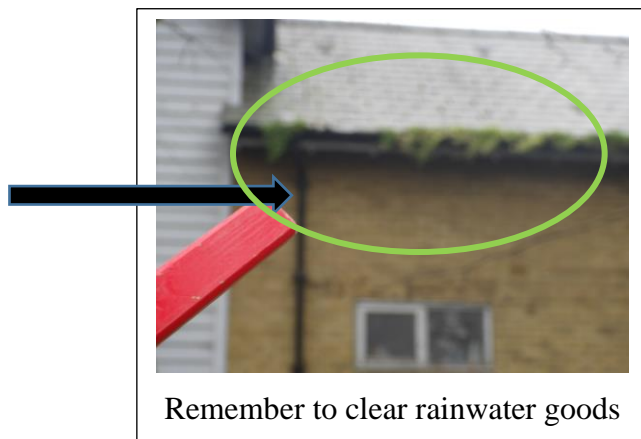
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. We also use sketches to give guidance and clarity on various issues in the property and we use them to help you understand the issues, scenarios and situations better.



ORIENTATION

For the purposes of the report, we have taken the car park as the front. Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a three-storey mid-terraced town-house style property situated on a larger estate of similar properties. We understand that some of these properties are freehold, as this one is, and some are leasehold. There is shared access to the property, parking and landscaped areas (and probably private drainage too) which we understand is a shared cost; your legal advisor needs to inform you of your costs and liabilities. The property was vacant at the time of our survey.

The property has a garage and parking space at the front. There is also a car park in front of the property which is accessed via a gated/barrier entrance and we understand there is additional visitor parking in this area although we have not seen it. To the back there is a banked sloping site.

This property is what we would term a modern construction and the existing owners advised in the vendor questionnaire the property was constructed in 2007.

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

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:

1980	The average house price was £20,268 at beginning of 80s and by 1985 to £29,143
1990	The average house price at the start of the 90s was £53,153 by 1995 had increased to £59,939
2000	The average house price was £89,597

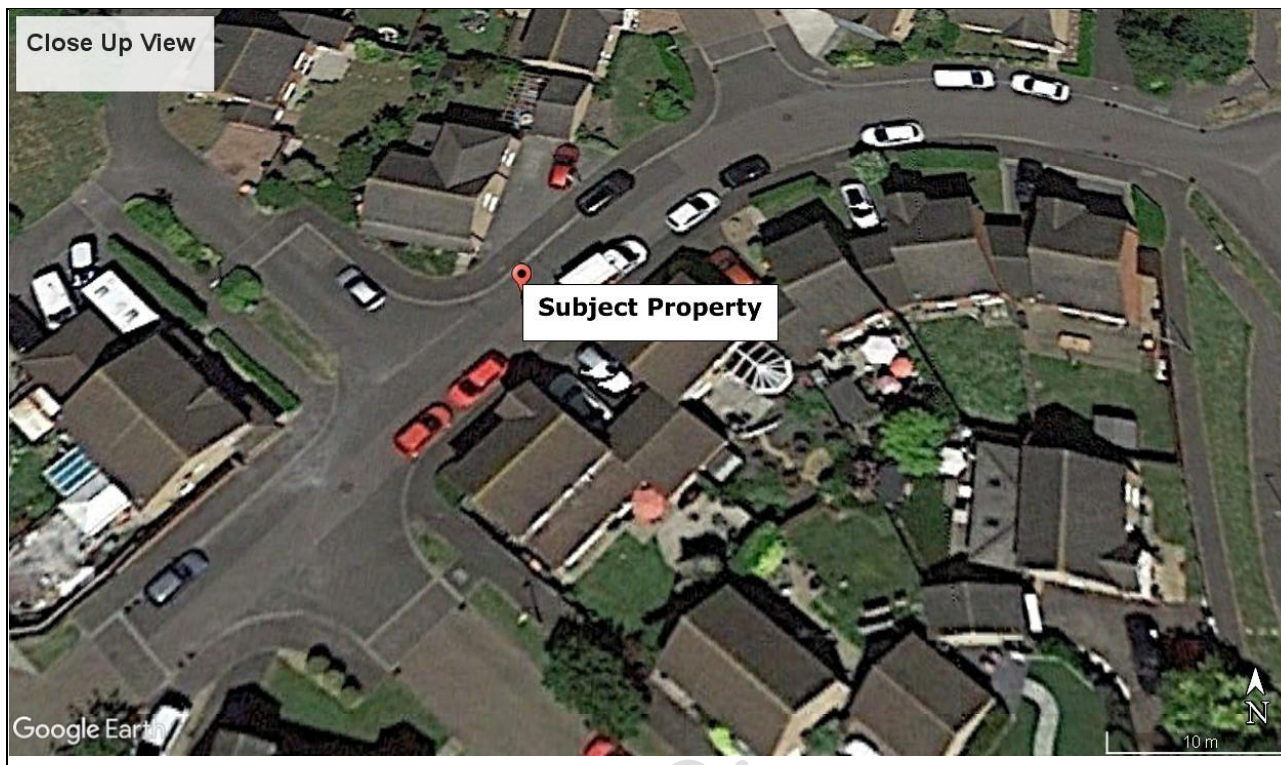
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LOCATION PLANS



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

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EXTERNAL PHOTOGRAPHS

We normally consider the front of the property to be from the road, in this case the front of the property is from the adjacent private car park and the back is the road area.



Front



Back



Shared parking area



Landscaped area to rear

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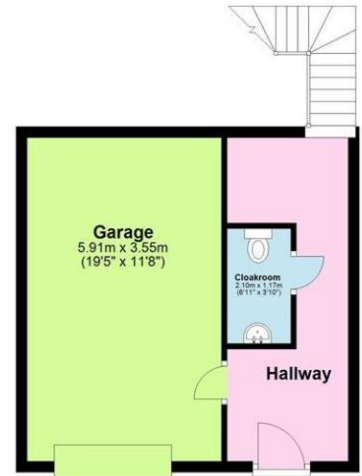
ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

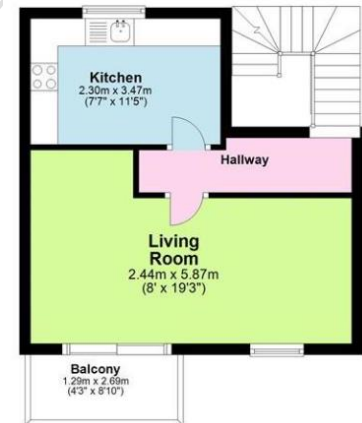
- 1) Hallway - front right
- 2) Internal Cloakroom
- 3) Integral garage left



First Floor

The first floor accommodation consists of:

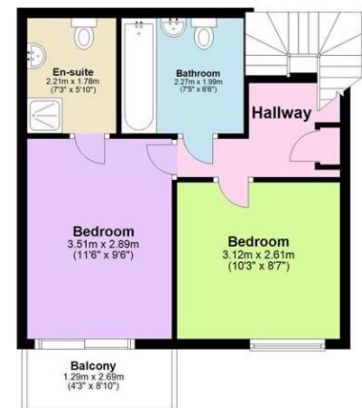
- 1) Living Room with balcony - front
- 2) Hallway - left middle
- 3) Kitchen - rear left
- 4) Stairs - rear right



Second / Top Floor

The second / top floor accommodation consists of:

- 1) Main Bedroom One with internal en-suite shower room - front left
- 2) Bedroom Two - front right
- 3) Landing - middle right
- 4) Stairs - rear right
- 5) Internal Bathroom - rear middle



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Outside Areas

The property has two balconies at first floor and second / top floor levels and does not have any outside areas / gardens other than the parking areas and rights of access to the landscaped areas.

The parking conditions concerned us when we were parking; we would recommend that you clarify parking arrangements.

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

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INTERNAL PHOTOGRAPHS

The following are a sample of internal photographs from many different properties we have surveyed.

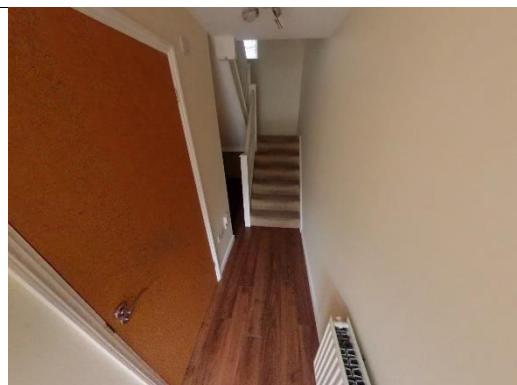
Ground Floor



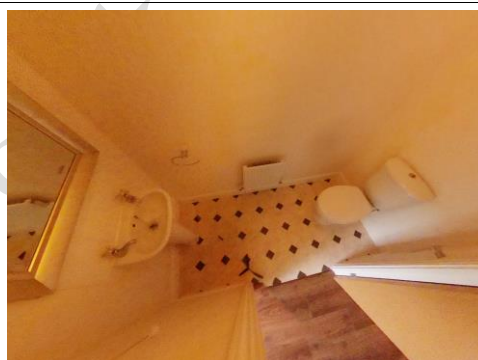
Entrance door



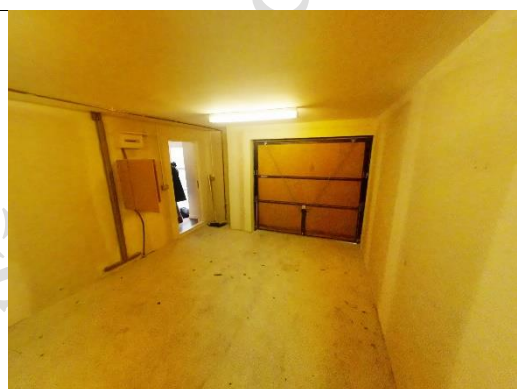
Entrance area



Entrance hallway towards stairs



Cloakroom



Garage towards garage door



Garage

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First Floor



Living room looking towards balcony doors



Living room



Balcony



Landing



Kitchen



View from kitchen window

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Top / Second Floor



Main Bedroom



Main bedroom towards En-suite



En-suite Shower Internal



Landing



Bathroom Internal



Bedroom Right

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SUMMARY OF CONSTRUCTION

External

Main Roof	Pitched slate roof with a hidden flat roof area which has an access hatch on it
Main Roof Structure	Pre-fabricated roof
Protective Underlayer	Not seen
Flat Roofs	Hidden high level mono-ply flat roof High level lead roof over balcony Entrance roof with tacked on mineral felt and lead flashing
Balconies	Asphalt covered with metal handrail
Gutters and Downpipes	Half round plastic gutters
Soil and Vent Pipe	Internal (assumed)
Walls	Stretcher bond pattern brickwork with weep holes and air vents at ground level (all assumed)
Fascias and Soffits	Painted timber. Soffits are vented with a circular and square vent which is unusual.
Windows and Doors	Painted double glazed windows with and without trickle vents

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Internal

Ceilings	Modern plasterboard (assumed)
Perimeter Walls	Dry Lined (assumed)
Internal Walls	Predominately studwork (assumed)
Ground Floor	Hollow block floor (assumed)
First Floor	Joist and floorboard sheets onto joist hangers (assumed)
Second/Top Floor	Joist and floorboard sheets onto joist hangers (assumed)

Services

We are advised (by the owner) that the property has a mains water supply, mains drainage, electricity and gas (all assumed).

Drainage	The manholes are located to the front of the property.
Gas	The gas consumer unit is located in the garage
Electrics	The electric fuse board is located in the garage
Heating	There is a boiler located in the garage to the rear

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

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

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EXECUTIVE SUMMARY

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



It is inevitable with a report on a building of this nature that some of the issues we have focused 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 150 photographs (including 360 degree/aerial photos) 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.

INTRODUCTION

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

This is a modern three storey property which is often known as a town-house. It is built in a modern style and has a mixture of modern construction techniques with Stretcher Bond pattern brickwork and trussed rafters. Often these can be on a structural frame.

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We would term new properties as post 2000. This is an era when we looked carefully at the economics of buildings and also the speed of construction. This resulted in the use of new materials designed with an eye on both. One of the main requirements was moving towards more energy efficient buildings and heat sources which generally resulted in highly insulated buildings (when compared with buildings over the past one hundred years). It is generally considered that we started to think about insulating buildings after the oil crisis in the early 1970's.

It is also an era we would say when we built to a price as opposed to building to a standard and the use of national building companies became prevalent meaning that often labour was sub-contracted which can be both good and/or bad. In this era there were vast improvements to the heating and electrics within buildings.

THE GOOD

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

- 1) The property has its own parking space.
- 2) The property has its own outside areas with two balconies although it does not have a garden.
- 3) The property is to modern thermal efficiency standards with the wall construction, etc, which is why it has an EPC rating of C, please remember our comments with regard to being a legal requirement to have an EPC of B and above to rent coming into force soon.

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

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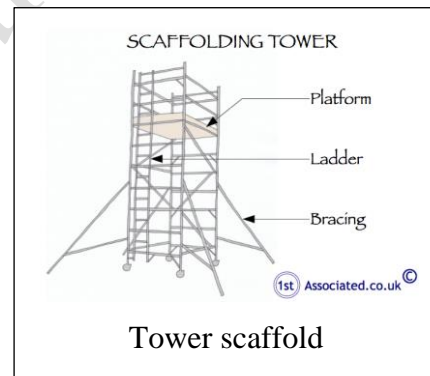


THE BAD

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

1.0) High-level Maintenance

This is not really good or bad, just a statement of fact. The property is three-storey and as such will have high-level maintenance. The property does however have roof access via the hidden flat roof access hatch, which will help with maintenance of the roof area and gutters. We noted that on the roof there was a safety system for use of a harness or similar but you may wish to buy/rent a tower scaffold when carrying out high-level work.



Areas that we believe could be a risk are:

- 1) The flashings on the flat roof
- 2) The drainage of the flat roof.
- 3) We also believe that the capping stones at the top of the roof that have been both mortared on and mechanically fixed have had problems in the past as it is unusual to find them to be both mortared and mechanically fixed. We look at these in more detail in the next section.

Mechanically fixed defined

In this case it is a bolt on system.

ACTION REQUIRED: Periodic inspections required. It is surprising how easily the areas that are out of sight can be forgotten about.

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ANTICIPATED COST: We think the most likely work will be detailing to the flashing and the flat roof; please obtain quotations before legally committing to purchase the property.

Please see the Roof Section of this Report.

2.0) Hidden Flat Roof

There is a hidden flat roof, which from our photographs looks to be constructed of mono-ply.

Mono-ply Defined

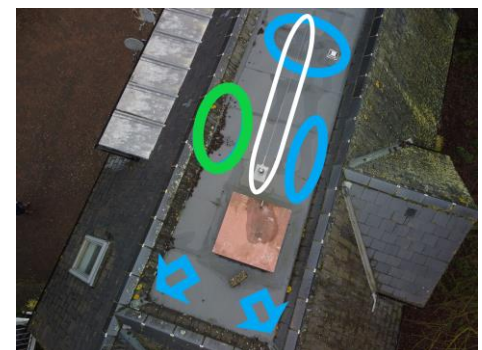
The roof is covered with proprietary plastic roofing, which is often known as a 'mono-ply system'. These consist of a single layer of sheeting that is bonded to the structure. The problem with this type of roof is that it can get pierced relatively easily from foot traffic when someone accesses the roof. The difficulty is spotting any problems with this type of roof.



High level hidden flat roof of mono-ply construction

Our concern with a roof like this is:-

1. Does it have a good drainage point? It will need to be viewed when it is raining heavily.
2. Does it have a problem with the flashing detail due to the coping stones being both mortared and mechanically fixed?
3. The overall condition of the roof, in this case we would say it is starting to deteriorate due to the ponding/water patterns that we could see.



Green – blocked gutter

Blue ovals – example of flat, flat roof ponding

White – cable for safety harnesses or similar

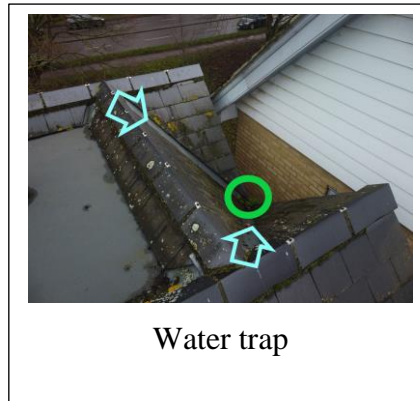
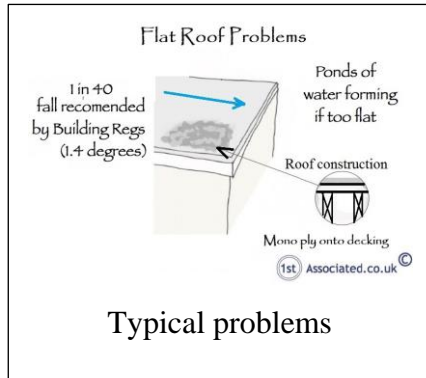
Arrows – drainage points

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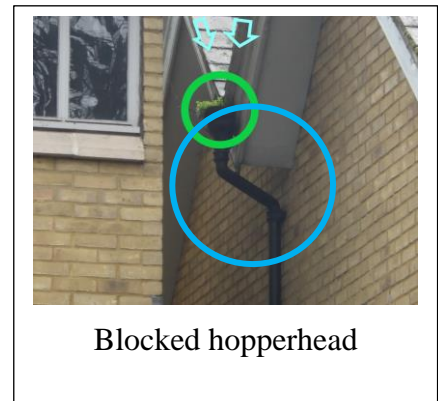
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Water trap



Blocked hopperhead

ACTION REQUIRED: The roof needs to be viewed when it is raining heavily to see whether it is holding water or taking it away. Also, there needs to be clearance of the water trap to the right hand side.

Please see the Roof Coverings Section of this Report.

3.0) Balconies – deteriorating asphalt

The balconies have an asphalt finish which we believe is one of the best finishes, in this case it is starting to deteriorate and looks to have failed completely on the second/top floor balcony in one area.



Two balconies with asphalt



Close up view of second/top floor balcony asphalt

ACTION REQUIRED: Repair asphalt.

ANTICIPATED COST: £1,000 to £3,000, probably double this if you want to put a new asphalt although we do not think this is necessary at the moment.

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We have seen other balconies nearby where deterioration has caused green mould underneath them and we have also seen green mould to the metalwork therefore we would recommend the metal is painted in the summer of XXX costing in the region of a few hundred pounds. Please obtain quotations before legally committing to purchase the property.

Please see the Roof Section of this Report.

4.0) Shared Areas

There are shared areas such as the access roads and a car park together with landscaped areas which usually have costs associated with them for repair and maintenance and risk and liabilities which may occur such as someone falling over, etc.



Entrance to Bingley Court



Car Parking area



Landscaped areas to rear

ACTION REQUIRED: We recommend your solicitor advises you about your liabilities, costs, services charges and sinking funds.

Sinking Fund/Saving Fund/Planned Maintenance defined

Planned maintenance/Sinking Fund refers to a regular amount of money that is given by each of the owners towards an agreed list of maintenance work to keep the property in good order. We find in some smaller developments like this an informal agreement takes place, in others a formal agreement.

Please see the Outside Areas Section of this Report.

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5.0) Drains blocked

Whilst we were at the property we spoke to a surveyor representing a local commercial building who was having drains lifted advising that the residential area had blocked drains which in turn were affecting the commercial property that they were managing.



Orange – Drains lifted
Black – XXX
White - Survey Property



Manholes believed to be
lifted by XXX Building
Surveyor



Drain at front in car parking
area



Water trap at right side of the
entrance door



Close up of rodding eyes

As our building survey progressed the XXX Building Surveyor informed us that they had spoken to the Management Company of the housing estate who were aware of the problems with the pumped sewerage system breaking down. The local system is gravity fed which then goes into main drains that are pumped. It is a known about problem and the XXX Building Surveyor believed it to be a regular issue.

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ACTION REQUIRED: Your legal advisor to check and confirm with the management company what the problems are in relation to the drainage and what costs are likely to be incurred in the foreseeable future and if new drains will be necessary. We would also recommend your solicitor specifically writes to Argyle Drains asking them can they advise of the work they were carrying out on the day of our survey on XXX.

ANTICIPATED COST: Until we know the problem it is difficult to comment other than say that drains costs can be considerable particularly for a private drainage layout. This is the sort of thing that should be budgeted for in a sinking fund/saving fund that we have mentioned earlier within this report; please obtain quotations before legally committing to purchase the property.

Please see the Drainage Section of this Report.

6.0) Windows

Addition of window to the bathroom

When we spoke we understand that you propose to add a window to the bathroom. We believe this is possible as shown in the photograph below.



Blue – Add window to bathroom

Yellow - Nearby windows

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ACTION REQUIRED: If this alteration is considered an essential part of your proposal to purchase the property then we would recommend that your legal advisor checks if there are any restrictions or requirements with regard to fire and planning restrictions, which were either imposed when the development got planning or have been subsequently added, that stops you from having a high level window. We note that the neighbouring property has a high level window.

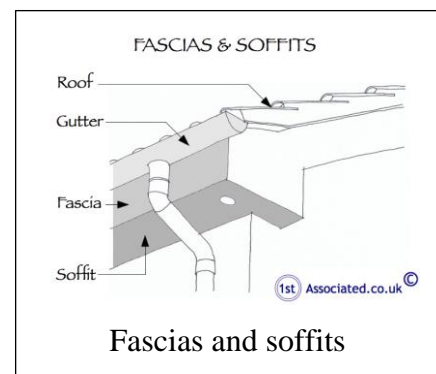
Your legal advisor should obtain written confirmation that the window can be added and also that your solicitor or a planning consultant speak to the planners and get it approved in writing. We would add that we would recommend it is in writing as we have had personal experience of things being verbally agreed and subsequently being a problem.

ANTICIPATED COST: Costs for solicitor/planning consultant to check and confirm the window is possible; please obtain quotations before legally committing to purchase the property.

Please see the Bathroom Section of this Report.

7.0) **External decoration of fascia boards, soffits, windows, doors and feather edge boarding**

The exterior of the property has timber fascia boards and soffits. These are in below average condition and some deterioration is visible to the fascia boards and we believe this is also likely to the soffit boards as some of them have an unusual corbel style detail. You should also check the vents are clear when looking at the soffits.



We assume that the rear windows are not getting much sunlight due to the surrounding trees; generally where there are trees there is not that much air movement which tends to also cause accelerated rotting to the timber windows. In this case there looks to have been a fair amount of mastic added around the kitchen window which is very difficult to view and possibly to other windows and doors such as to the balcony doors.

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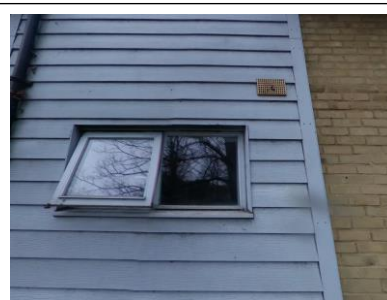




Fascias board starting to deteriorate



Entrance door paintwork starting to deteriorate



Mastic on kitchen window and feather edge boarding

We would also draw your attention to the balcony areas that can get green mould as can be seen on the photograph of a nearby balcony (not your balcony) which is deteriorating.

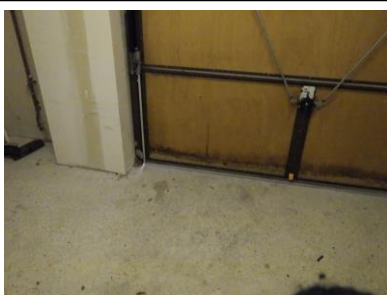
We would recommend repainting using a rust inhibitor paint such as hammerite or similar and redecorate. Generally, our advice on metalwork is to clean and paint early before rust occurs.



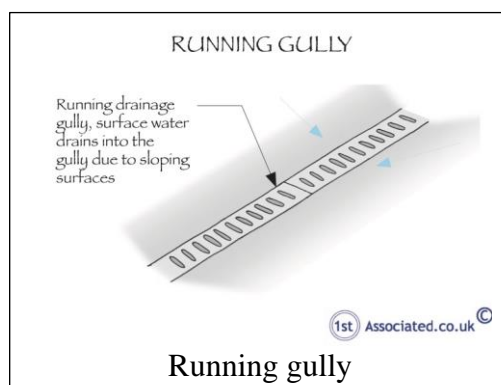
Nearby balcony (Not your property)

Dampness to garage doors

If you are using the garage as a secure store for something expensive then maybe a running gully in front of the garage would help stop the water getting underneath it.



Damp staining to rear of garage door



Running gully

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Painting standard for the area

We did note that everywhere seemed to be painted the same colour which is quite unusual on such a large estate. We think there may be some rules and regulations with regard to the external painting. It may even be that the external painting has to be approved and/or use approved contractors.

ACTION REQUIRED: If painting is your responsibility we would recommend this is carried out the sooner the better ideally in the warmer months/summer of XXX. If you are not in charge of it and you have to pay into a service charge of some sort such as a sinking fund you need to check and confirm the sinking fund is up to date and payments are in order to carry out the work. We have enclosed in the Appendices a ten year plan that we would typically expect to see where it is a lease; we appreciate this is not a lease but it may be applicable to the shared areas.

ANTICIPATED COST: Budget for both repair and redecoration of the rear windows. The rear fascia board looks to be a grained plastic (or other manmade material) which generally will not perish however it does need periodic cleaning from our experience typically every three to five years depending upon location to traffic, trees, etc. We have also seen this get a mould covering as well. Please obtain quotations before legally committing to purchase the property.

Please see the Fascias and Soffits, Windows and Doors Sections of this Report.

8.0) Slope to rear of the property

To the rear of the property there is potential for dampness as there is a considerable slope towards the building. We noted what looks like dampness on nearby properties which we wanted to make you aware of.



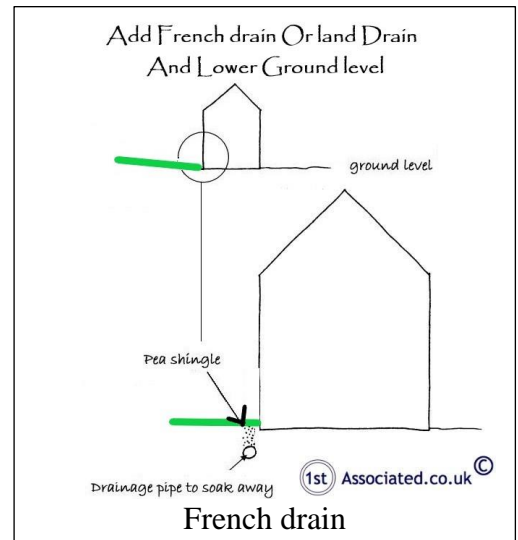
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ACTION REQUIRED: Typically in older properties the solution to this would have been a French drain running along the rear of the property.



9.0) Marks to ceiling in the living room

There are marks to some of the ceilings which looked to have been repaired. These cracks and undulations may relate to water coming through from the bathroom and/or the shower room above or even general spillages of water in the bedroom areas on the top floor. Although the vendor rented out the property they did advise that there was a leak under the shower screen in the bathroom which may have caused the marks to the ceiling although they did not specify when. In our experience often in rented properties things can happen that the landlord never gets to know about as they get repaired by the tenants.



Marks to living room ceiling



Close up view near entrance door to living room

ACTION REQUIRED: In some instances there may be leaks in shower rooms or bathrooms with showers when someone stands on them and it displaces the joints slightly on the waste water and this sort of leak can appear from time to time (we have not tested for this!) and you do need to be aware of it. Your legal advisor to specifically ask the owners when the leaks occurred and provide feedback to us.

Please see the Ceilings Section of this Report.

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10.0) Energy efficiency

It is becoming more and more important how energy efficient a building is.

The EPC gave an energy rating of C with a potential of B valid until XXX.

Summary

Generally, the main areas such as the roof, walls, windows and floors are in good condition from a thermal efficiency point of view.

Recommendations

The EPC recommends to get from C rating to B improve insulation on the hot water cylinder and solar water heating and solar PV panels both of which have a high capital cost and relatively low return however this does depend upon how energy prices go up or down.

SERVICES

11.0) Dated Fuse Board

The fuse board is located in the garage and we believe is original and better are now available. We were slightly surprised there was not a metal case to the fuse board.

ACTION REQUIRED: We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board.



Dated fuse board in garage

We recommend a test and report and we would also advise as the property is changing occupancy the Institution of Engineering and Technology (IET) also recommend a test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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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.

ANTICIPATED COST: We expect costs in the region of:-

- 1) £250 - £500 for a test and report
- 2) £250 - £500 for a new fuse board
- 3) £500 - £1,000 for additional socket points and updating
- 4) Plus any further work recommended

Please obtain quotations before legally committing to purchase the property.

12.0) Heating

Boiler

The boiler is located in the garage, which looks dated and probably original, the owner advised in the vendor questionnaire that they think it was installed when the property was built. The vendor also advised they have had landlord's checks on it which is not a service.

Generally, we would add more energy efficient boilers are now available.



Boiler

Single panel radiators

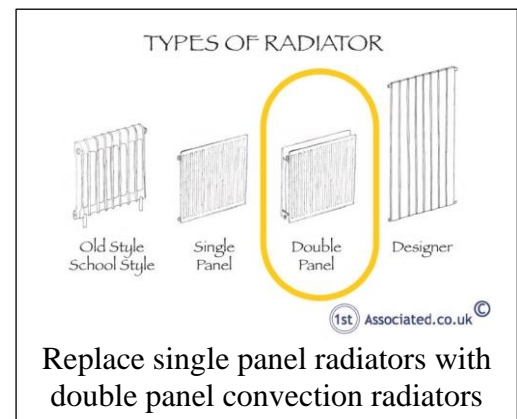
The property has single panel radiators. These may not warm the property to the heat that you desire. We much prefer to see double panel convection radiators.

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We suggest that you live in the property and then decide whether you want to upgrade to double panel convection radiators. We understand that you are looking to make the top floor into a study and possibly removing the shower area (which would help with the condensation but you may then also need to increase the heat and insulation/ventilation in the roof).

ACTION REQUIRED: Your Legal Advisor to check and confirm that the boiler has been regularly serviced (not just a landlords check although the vendor advised in our questionnaire it was last serviced in XXX) and start to budget for a replacement boiler in the next few years.

We would also recommend you power flush the existing system and upgrade any older style radiators.

ANTICIPATED COST: Generally we would suggest budgeting £2,000 to £4,000 for a new boiler and in the region of £200 - £400 per radiator;. Please obtain quotations before legally committing to purchase the property.

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.

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. If you do not carry out our recommendations then problems can occur with the property.

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SERVICES & YOUR OWN INDEPENDENT TESTING

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

Electrics

The electric fuse board is old/dated and is located in the garage.

ACTION REQUIRED: We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board. Please see our earlier comments.

Heating

There is a boiler located to the rear of the garage.

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

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

Drainage

Whilst we have lifted the manhole cover and rodding eye to the front of the property the only true way to find out the condition of the drains is to have a closed circuit TV camera report to establish the condition of the drains. In this age of property there have often been leaks over the years. Please see our earlier comments.

Maintenance

This type of property is relatively modern (i.e. less than one hundred years old) but nevertheless still requires ongoing maintenance and repair. A budget for such work must be allowed to ensure it is maintained in a good condition. This will prevent undue and unnecessary deterioration.

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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.

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradespeople we use between £100 and £200 per day for an accredited, qualified, skilled tradespeople. 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 probably be best to supervise the work if it is complex, both of which we can do if so required.

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SUMMARY UPON REFLECTION



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

Most of these items were discussed on the day of our survey, if there is any further information you require with regard to any items please do not hesitate to contact us. You do need to be aware that not carrying out our recommendations could lead to further problems at a later date. We are happy to discuss these with you further.

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these. Please note if you do not carry out our recommendations and investigations then future problems could occur, which in turn will affect the value of the property.

Throughout the Report we have recommended obtaining quotations. 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 legally committing to purchase the property.

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

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AERIAL VIEW - 360 PHOTOS

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



Drone and mono-pod pole



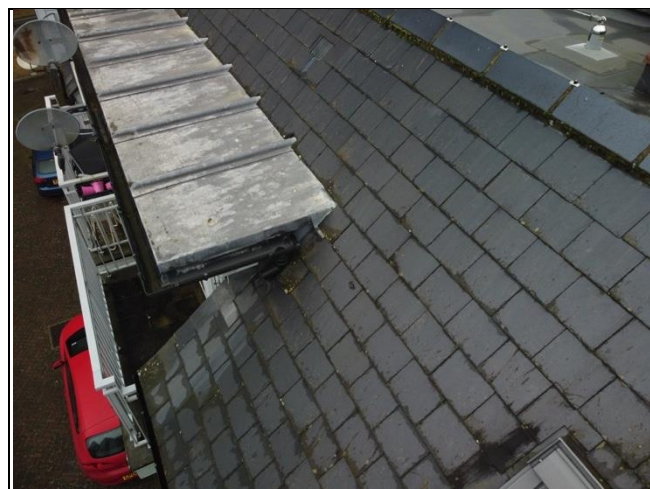
Aerial - 360 view front of property



Aerial – 360 view of front roof window



Aerial – 360 view of front entrance roof



Aerial – 360 view of high-level balcony roof

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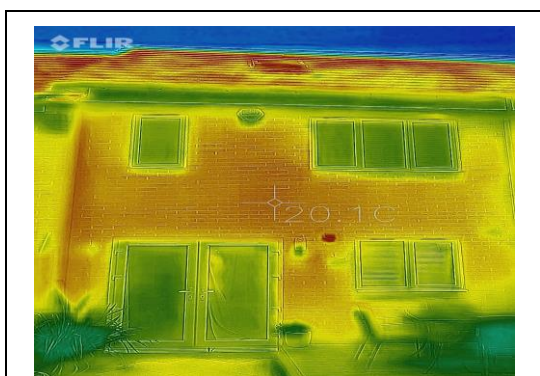


EXAMPLE THERMAL IMAGE PHOTOGRAPHS

– Not Your Property

Thermal imaging photography can establish warm and cold areas, it also helps us to identify materials within the property. In this case we have not carried out any thermal imaging. Below are example thermal image photographs (not your property).

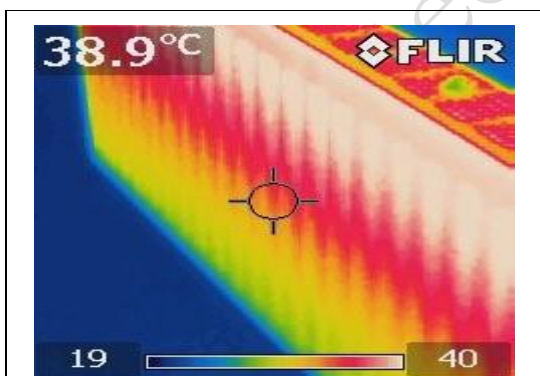
(Key to the colours; blue = cold, red = warm, green/yellow = cool)



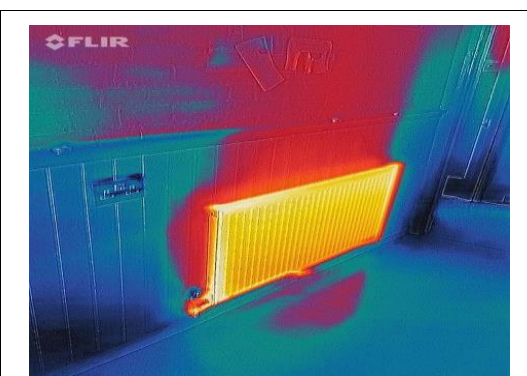
Mid Terrace Modern Property (Not your property)



Modern Property - Red indicates heat loss around dormer windows and roof (Not your property)



Double panel radiator (Not your property)



Single panel radiator (Not your property)

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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Building Surveys, as agreed to 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 PA from which this survey was sent.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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EXTERNAL

MAIN ROOF COVERINGS



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:

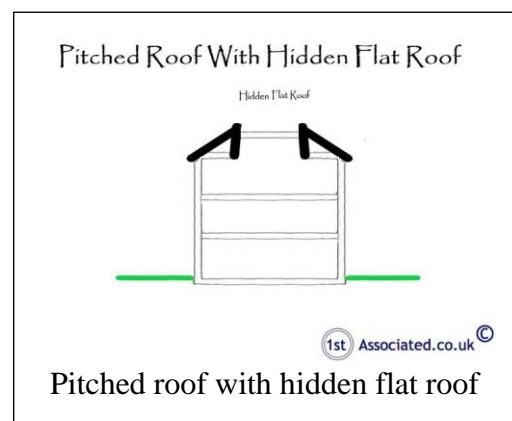
1. Main Pitched Roofs
2. Hidden High-level Flat Roof
3. High Level Roof Over Balcony
4. Balcony Roofs
5. Entrance Roof

MAIN ROOF

The roof is pitched and clad with modern manmade slate and, from ground level, this looks in average condition considering the roof's age, type and style. The main roof has a hidden flat roof.



Front roof and roof window



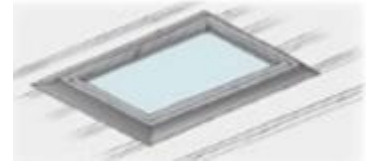
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ROOF WINDOWS

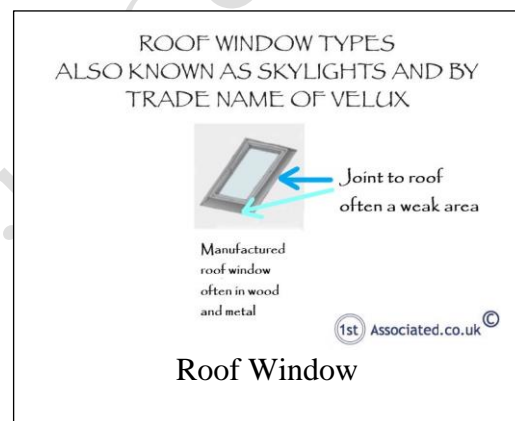


Also known as roof lights or Velux windows which is the trade or generic name)

The property has one roof window in the front right bedroom which looked in average condition.

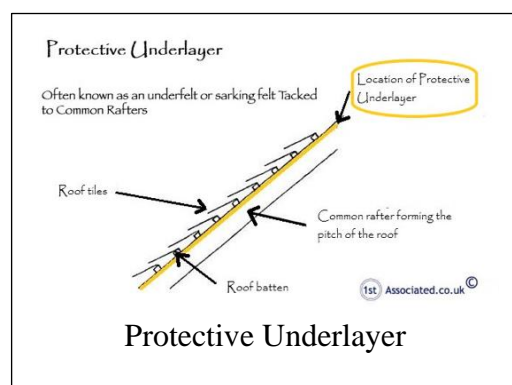
Roof windows/roof lights defined:

Roof windows/roof lights generally sit in line with the roof pitch and are often used to allow rooms to be formed in the roof space or where light is needed internally. They are also commonly known by their trade name of 'Velux' windows or skylights.



PROTECTIVE UNDERLAYERS

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.



We have not seen the protective underlayer, typically a modern breathable protective underlayer has been used since 2002 and is meant to allow the roof to breathe and to minimise condensation. From our investigations on Rightmove these properties were built in 2007.

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FLAT ROOFS

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

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

HIDDEN HIGH-LEVEL FLAT ROOF

There is a hidden high-level flat roof covered with mono-ply which is typically used in commercial properties. This looks to be a flat, flat roof and there is moss building up in the valley gutter which will lead to blocking of the drainage points which need to be cleared.

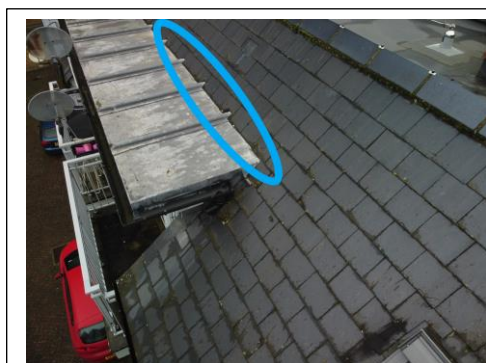
ACTION REQUIRED: Please see our comments in the Executive Summary.

HIGH-LEVEL FLAT ROOF OVER BALCONY

This is a high-level flat roof covered with lead. We believe this roof has a weak area/poor original detailing where the lead roof meets the pitched roof.



Roof over balcony



Weak area

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FRONT BALCONY FLAT ROOFS

The flat balcony roofs are located to the front and are covered with asphalt.

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



Balcony roofs

FRONT ENTRANCE ROOF

This roof is a flat roof with felt tacked on. We would comment it is in average condition for its age, type and style.



Front entrance roof

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

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

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ROOF STRUCTURE AND LOFT



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 ACCESS

A very small proportion (five to ten percent at most) of the main roof is accessed via the loft hatch in the landing as rooms have been formed in the roof. There is no loft ladder, electric light and it is a very small opening. We recommend that these are added, as it will make the loft space safer and easier to use. The whole of the loft has been viewed by torch light.



Access to roof space

ACTION REQUIRED: Once you have moved in we would recommend that the area is lit and it would then enable you to see if there are any leaks, etc underneath it.

ROOF STRUCTURE

This type of roof structure has what is known as a pre-fabricated trussed roof rafter. These came in during the 1950's and as we understand it they were developed by the Timber Research Development Association known as TRADA in Princes Risborough, Buckinghamshire and were developed over the years. If you have any plans showing the original design and/or calculations we would be more than happy to comment further. We have not been able to inspect the roof structure properly.

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ROOF TIMBERS

We have inspected the roof structure for:-

1. Serious active wood destroying insects
2. Structurally significant defects
3. Structurally significant dry rot

Our examination was limited by the general configuration of the roof as rooms have been created in the roof space; our view was limited to five to ten percent. What we could see was generally found to be in average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: Periodically inspect the flat roof to make sure it is taking the water away. We would add that we are not particularly keen on mono-ply or single-ply roofs as they do tend to deteriorate, particularly in this case where the mono-ply has a black finish it can be susceptible to heat from the sun and blistering occurs. The only way to truly examine this type of roof would be to open it up.

VENTILATION

The roof is ventilated as we can see vents on the exterior of the property.



Vents visible to slates

Finally, we would ask you to note that this is a very limited inspection of the flat roof structure of five to ten percent, i.e. we have not been able to examine very much of it. We have offered a general overview of the condition and structural integrity of the roof based upon the areas we have seen and our experience and knowledge.

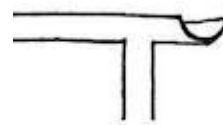
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GUTTERS AND DOWNPIPES



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

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

The property has plastic gutters and downpipes. They are in average condition for their age, type and style. The gutters look like they can be problematic from gutters we can see nearby.

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

DOWNPIPES FEED DIRECTLY INTO THE GROUND

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



Downpipe feeding into ground

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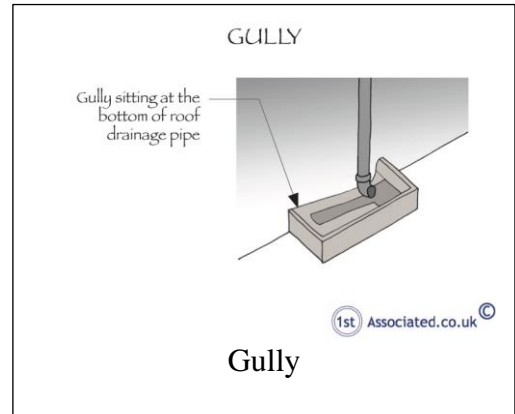


Gullies Defined:

Gullies are useful for the rainwater downpipes to discharge into, as they allow any leaves and other similar debris that have been collected to not go into the main drainage system causing blockages.

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 would recommend gullies are added.

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



SOIL AND VENT PIPE

The property has internal (assumed) soil and vent pipes. Internal soil and vent pipes work well, apart from if they leak, as they are hidden from view so a leak is not normally discovered.

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

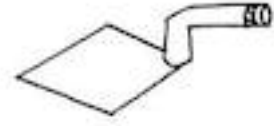
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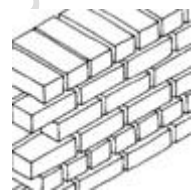
WALLS



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

The walls are finished with brickwork.

BRICKWORK



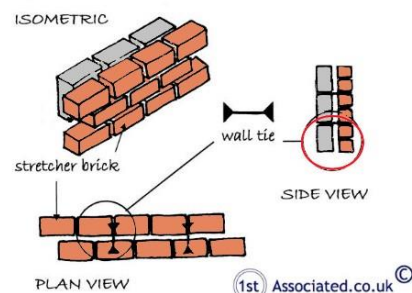
The property is finished in a Stretcher bond brickwork in a cement based mortar.



Brickwork to rear with graffiti

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

Stretcher Brick and Blockwork



Stretcher Bond Brickwork

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Cavity walls

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of thermal insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.

Wall Ties

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We usually look for horizontal cracking where there is older style stretcher bond brickwork, such as this, to see if the wall ties are rusting and forcing open the brickwork.

In this instance we could not see significant horizontal cracks however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure.

Weep holes

The property has weep holes above the windows as you would expect in a modern property.



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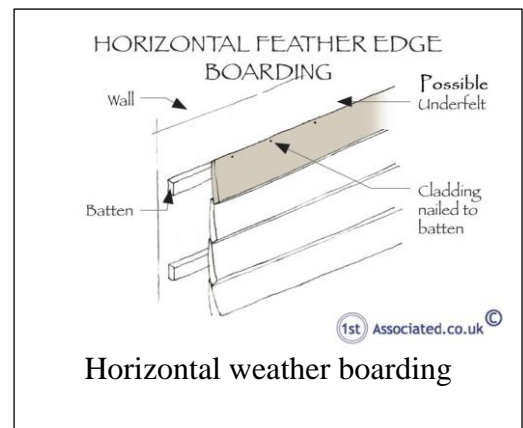
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CLADDING

The property has painted feather edge boarding which we believe is in average condition for its age, type and style although as it is in an area where there are a lot of trees and limited sunlight and air movement could lead to moss and deterioration.

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



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 / plasterwork / feather boarding we cannot comment on their construction or condition. In buildings of this age 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 / plasterwork / feather boarding has been finished. We have made various assumptions based upon what we could see and how we think the brickwork / plasterwork / feather boarding would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

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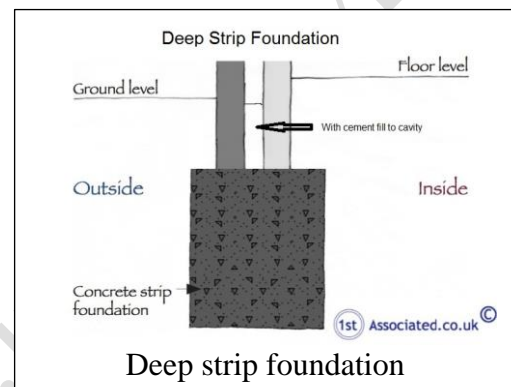
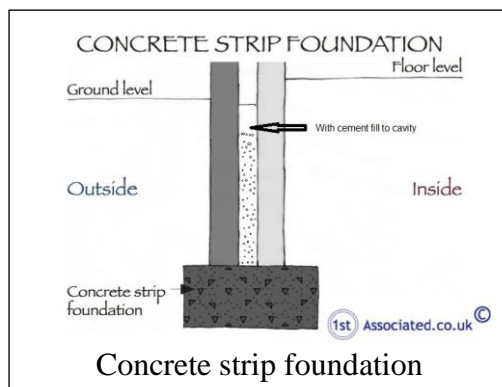


FOUNDATIONS



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

We would expect to find a concrete foundation.



BUILDING INSURANCE POLICY

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

The owner advised in our Vendor Questionnaire that they were not aware of any settlement, subsidence or movement in the property nor any external or internal cracking.

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.

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

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CRACKS

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

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

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property. As no excavation has been carried out we cannot be one hundred percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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TREES, BUSHES AND VEGETATION



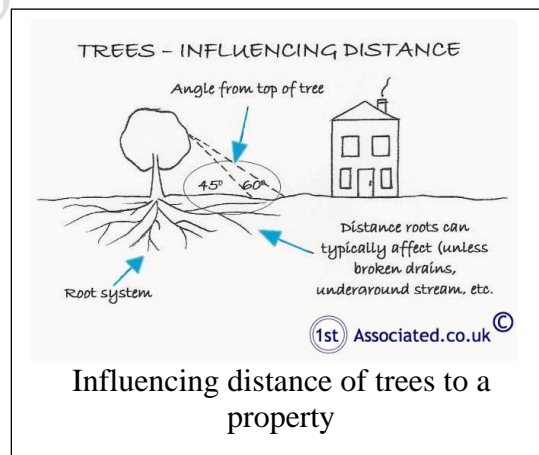
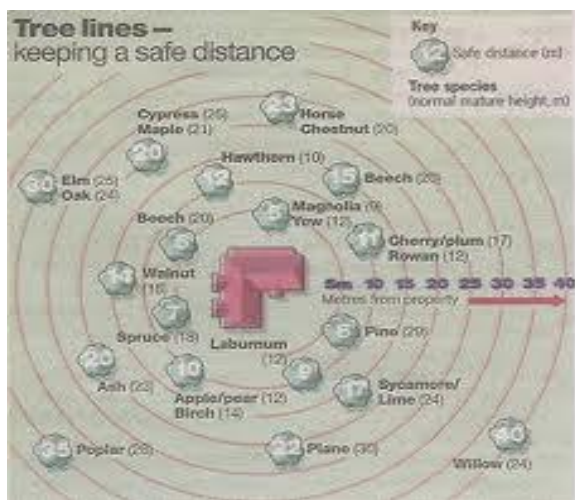
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are trees within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.

ACTION REQUIRED: Your legal advisor to check and confirm who is responsible for the trees, who maintains them and if there is a sinking fund or any sort of fund to pay for their maintenance.



Trees nearby



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.

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

Please also refer to the External Areas Section.

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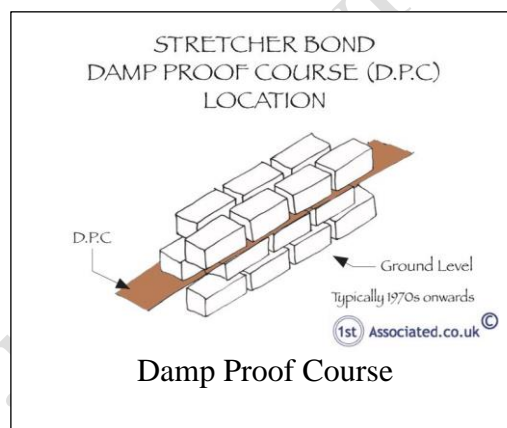


DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. The DPC is difficult to see (a good trades person will usually hide the DPC); in this era of property it is likely to be a plastic based DPC.



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

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

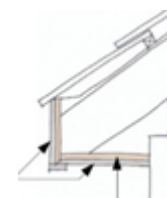
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FASCIAS AND SOFFITS



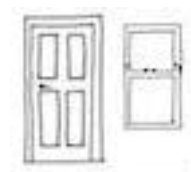
This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

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.

The fascias and soffits are decorated timber and we would comment we had a limited view as they were hidden by the gutters. We would comment they are in below average condition for their age, type and style and in need of redecoration.

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

WINDOWS AND DOORS



The property has plastic double glazed windows with and without trickle vents. Generally, we would comment they are in below average condition and in need of redecoration.

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.

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

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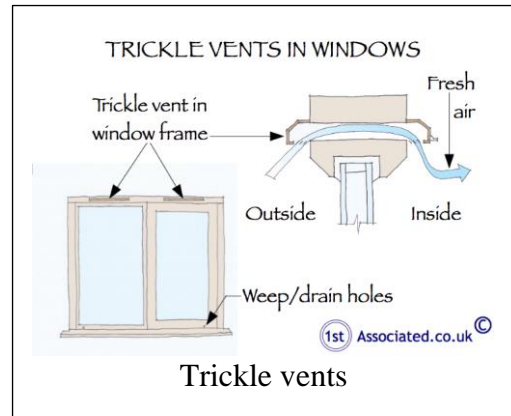
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Trickle Vents Defined

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



Building Regulations Approval/Transferable Guarantees/FENSA certificates

Enquiries should be made as to the existence of any Building Regulations Approval/transferable guarantees/FENSA certificates by your Legal Advisor.

Generally, it is considered that double glazed units have a life of about twenty to thirty five years (20 to 35 years) depending upon the quality of the original windows and standard of workmanship, location, severity of weather, etc.

ACTION REQUIRED: Your Legal Advisor to specifically ask the existing owners if they have got Building Regulations Approval and Federation Self Assessment Scheme (FENSA) certificates.

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

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EXTERNAL DECORATION AND CLEANING



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

The external decorations are in below average condition and decoration is required to the decorated fascias and soffits, windows and doors and also the balcony railings. The feather edge boarding needs to be cleaned.

The existing owner advised in the Vendor Questionnaire that the property was last decorated externally in XXX; your legal advisor should specifically ask where it was redecorated as it did not look to be decorated recently.

Do not under estimate 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 and/or cleaning is recommended every four to five years dependent upon the original age of the paint/plastic areas, its exposure to the elements and the materials' properties. Where this is not carried out repairs should be expected. Ideally redecoration and/or cleaning should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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INTERNAL

CEILINGS, WALLS, PARTITIONS & 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 modern plasterboard.

Plasterboard Defined

The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

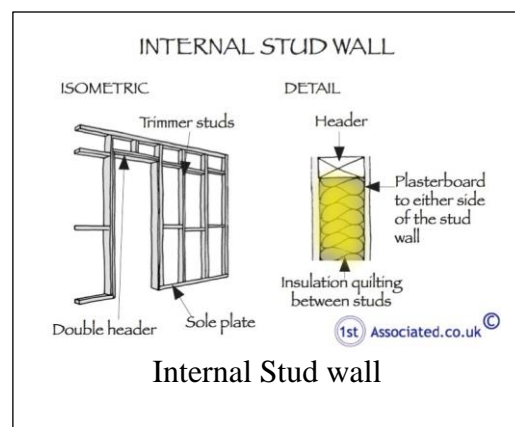
ACTION REQUIRED: Please see our comments in the Executive Summary with regards to marks to the ceiling.

CRACKS

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

INTERNAL WALLS AND PARTITIONS

These are, we believe, predominately studwork construction. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess and believe that they are insulated studwork walls.



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PERIMETER WALLS

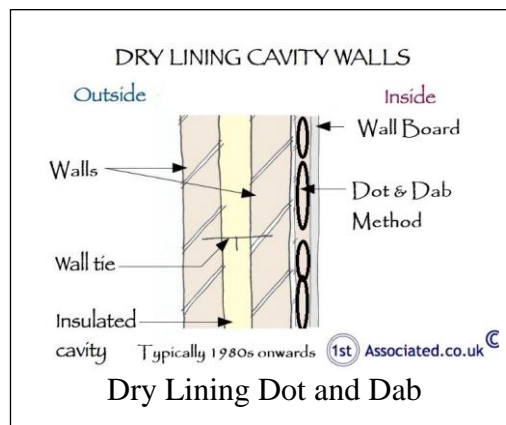
The perimeter walls are modern plaster with dry lining in some areas.

Dry Lining

We believe that dry lining has been used in part of the property. This is often used to prevent dampness coming through. From our personal experience we have found that dampness can often be hidden behind these walls causing deterioration.

Dry Lining/False Walling Defined:

The term dry lining (also known as false walling) comes from the fact that plasterboard is dry and used as an inner lining within the property. Prior to this a wet plaster was used and required drying out periods which slowed the construction process down. Therefore almost universally in modern properties dry lining is used both as a ceiling material and sometimes to internally line the walls.



This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.

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

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

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

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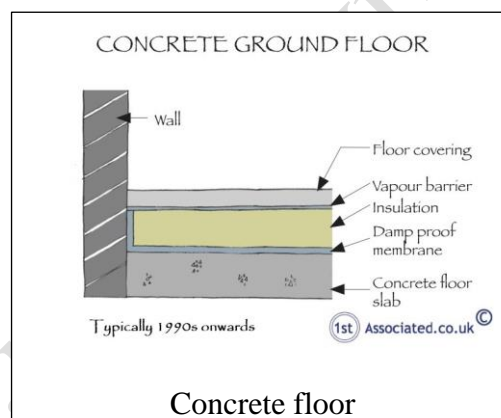
FLOORS



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

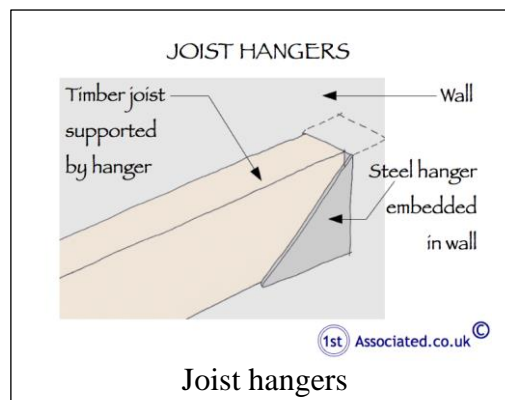
GROUND FLOOR

The floors felt solid under foot so we have assumed that they are constructed in concrete which typically would have had insulation in this age of property.



FIRST & TOP/SECOND FLOOR

We have assumed that the floor construction is joist and floorboards often onto joist hangers, as this is typical in this age of property.



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

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DAMPNESS

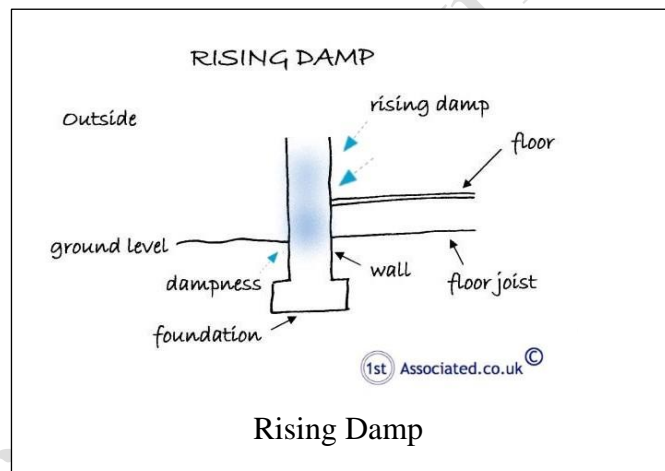


In this section, we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

RISING DAMP

We need to start by saying there is much evidence pointing towards true rising damp being fairly rare.

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.

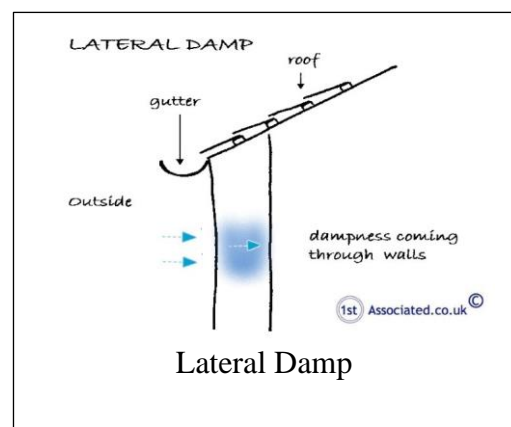


A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case, we were unable to obtain readings due to the dry lining. There is a slope to the rear which we believe will be problematic and will let dampness in; please see our comments in the Executive Summary.

LATERAL DAMPNESS

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

We used a resistance meter on the external walls. In this case, we were unable to obtain readings due to the dry lining.



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This is based on our damp meter readings, as well as our knowledge and skill in identifying dampness in this age, type and style of property.



CONDENSATION/BLACK MOULD

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

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

EXTRACT FANS IN KITCHENS, BATHROOMS AND DRYING AREAS

A way of helping to reduce condensation is to have good quality large extract fans with humidity controlled thermostats within the kitchens and bathrooms and any areas where you intend to dry clothes which are moisture generating areas. By large extract fans we mean 150mm.

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans are added to the bathroom, shower room, kitchen and any humidity generating areas:

For example, rooms that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months).

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

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

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INTERNAL JOINERY



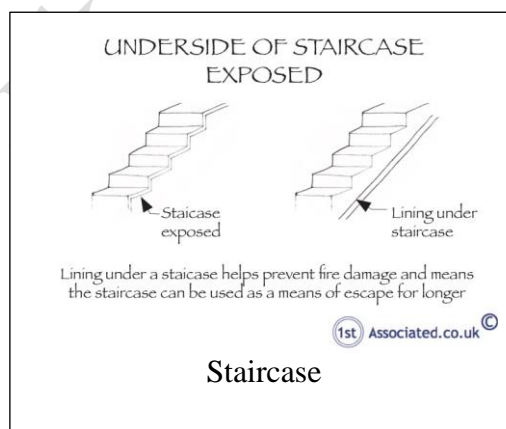
This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

DOORS

The property has veneer doors.

STAIRCASE

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



KITCHEN

We found the kitchen in average condition, subject to some wear and tear as one would expect as we understand it has been a rented property. 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.

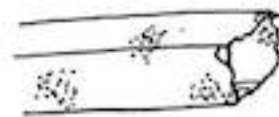
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TIMBER DEFECTS



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

DRY ROT/WHITE ROT

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

We have not visually seen any significant dry rot/white rot during the course of our inspection. We would advise that we have not opened up the floors and we had a very limited view of the roof due to the rooms formed in the roof.

WET ROT/BROWN ROT

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

We have not visually seen any signs of significant wet rot/brown rot during the course of our inspection.

Again, we would advise that we have not opened up the floors and we had a very limited view of the roof due to rooms being formed in the roof therefore we are concerned that there is some within the mono-ply.

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WOOD DESTROYING INSECTS

(such as woodworm and beetles, etc)

Active wood destroying insects and beetles, etc can cause significant damage to timber. The a variety of wood destroying insects that cause different levels of damage with probably the well known being the Death Watch Beetle. Many older properties have wood destroying insects that are no longer active, this can often be considered as part of the overall character of the property.



The roof is usually the main area where we look for wood destroying insects. We had a very limited view of the roof of five to ten percent due to rooms being formed in the roof. Within the areas we could inspect we found no obvious visual signs of significant wood destroying insects activity or indeed past signs of significant wood destroying insects activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of wood destroying insects that are not active.

Wood Destroying Insects Defined:

By this we mean wood boring insects. Historic England identify between 20 and 30 different types. For the avoidance of doubt, we would refer wood boring insects to include beetles and/or similar however we do not identify specific types.

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

ACTION REQUIRED: If you wish to be one hundred percent certain that there are no wood destroying insects the only way would be to check the property when it is emptied of fixtures and fittings etc.

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

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

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INTERNAL DECORATIONS



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

The internal decorations are in average condition for an unoccupied property / previously rented property.

The existing owner advised in the Vendor Questionnaire that they last redecorated internally all the rooms in XXX. You need to be aware that the decorating may be hiding other latent defects that we simply cannot see.

ACTION REQUIRED: You may wish to redecorate to your own personal taste.

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

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THERMAL EFFICIENCY

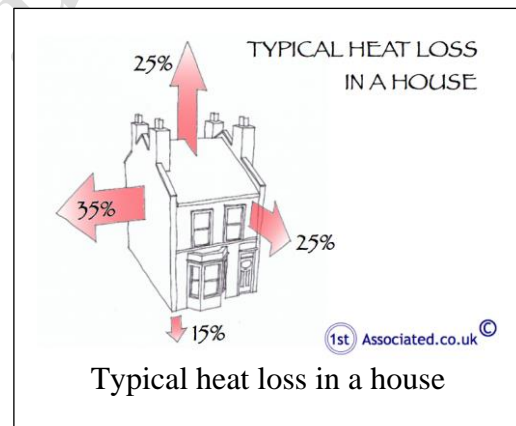


Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation.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

ROOFS

Current Building Regulations require roof insulation of 300mm. In this instance, we were unable to view due to rooms in the roof. The EPC states there is 250mm of insulation.

If you obtain any information from the existing owners we would be happy to comment further.



WINDOWS

The windows are double glazed and will therefore have reasonable thermal properties.

WALLS

The property has a Stretcher bond construction. In this age of property it was usual to have insulation.

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ACTION REQUIRED: Your Legal Advisor needs to check whether the insulation has a CIGA Cavity Insulation Guarantee Agency certificate to see if the wall ties were appropriate before the insulation was added as inserted insulation can cause deterioration of the wall ties. Contact CIGA at Vimy Court, Vimy Rd, Leighton Buzzard, LU7 1FG, telephone 01525 853300, ciga.co.uk.

In a worst case scenario, the wall ties will need to be replaced, however having said that, we cannot see any of the horizontal cracking that we would normally expect to see in a situation where the wall ties need repair. Ideally, open up a small section of the wall to check the condition of the insulation and the wall ties.

SERVICES / BOILERS

The property has a boiler which looked to be original and is now coming to the end of its life and we would recommend you budget for a new boiler which today tend to be more efficient. Service records should be obtained, it is essential for the services to be regularly maintained to run efficiently.

ACTION REQUIRED: We would recommend that you ask for service bills for the past few years; the more that you can get the better.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC gave an energy rating of C with a potential of B valid until 30th January XXX.

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

SUMMARY

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

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FURTHER INFORMATION

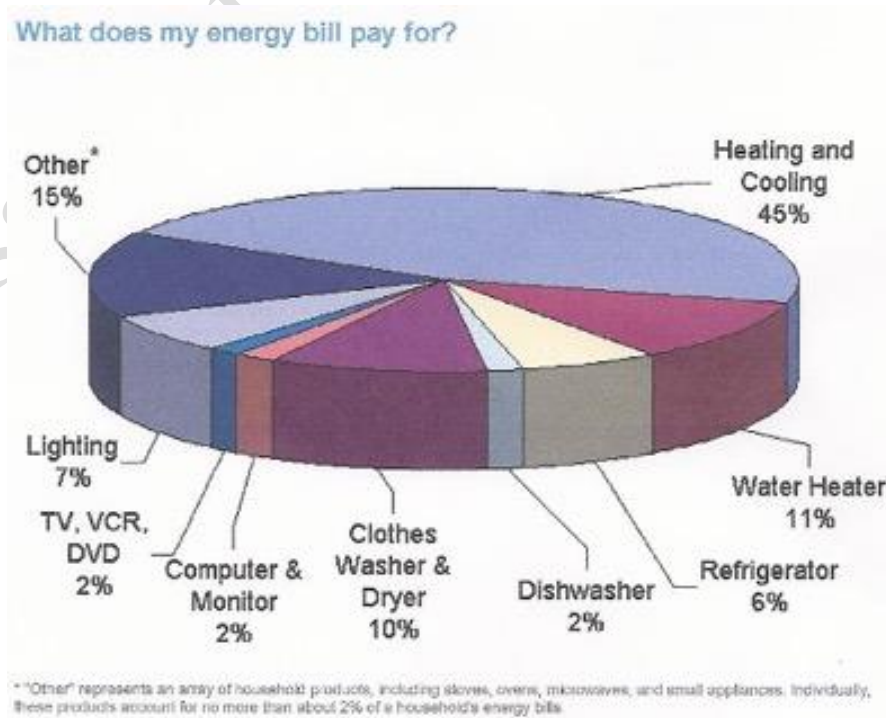
Further information can be obtained with regard to energy saving via the Internet on the following pages:

1. *www.gov.uk, Google: 'Energy Grants' and 'Energy Efficiency'. There is generally information available on the website which is constantly being updated.*
2. *www.cat.org.uk , www.cat.org.uk (Centre for Alternative Technology)*
3. *You Tube Video: The Hypocrisy of Being Green by Belinda Carr*
4. *It is worth watching the video How Many Light Bulbs? and Sustainable Energy Without the Hot Air by David J C MacKay – can be viewed on YouTube.*

HIPs

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

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



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OTHER MATTERS



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

SECURITY

The owner advised in the vendor questionnaire that there is no security system. 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

The owner advised in the vendor questionnaire that there are hardwired smoke alarms on every floor.

ACTION REQUIRED: We would recommend that this is tested, if you are intending to rent the property it should be tested by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved

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.

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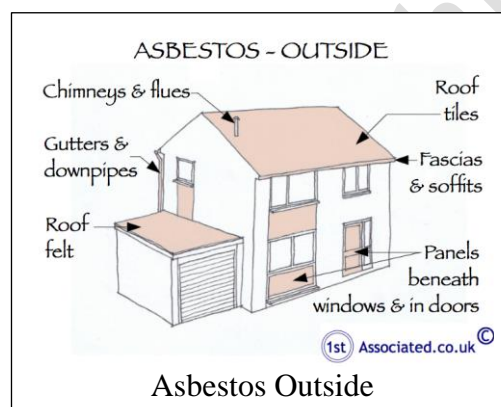
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ASBESTOS

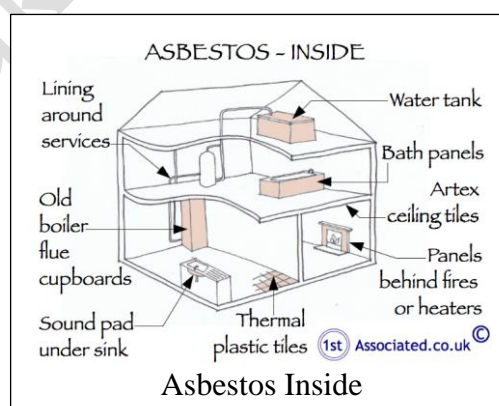
In a property of this age there may well be some asbestos. In this case, we have not noted asbestos.

In years gone by asbestos was as commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned. Properties built before 2000 could have asbestos within them.



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

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



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SERVICES

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

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

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:

www.broadband.co.uk

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

www.ofcom.org.uk

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

However, we would always recommend speaking to the owners/occupiers of property to ascertain what they have used.

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ELECTRICITY



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

Periodic inspections and testing of electrical installations are 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 fuse board is located in the garage and we believe is original and better are now available. We were slightly surprised there was not a metal case to the fuse board.



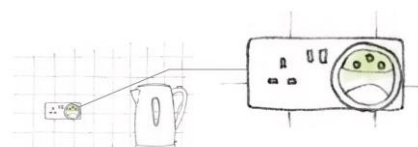
Fuse board in garage

EARTH TEST

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

EARTH TEST SATISFACTORY RESULT

Satisfactory Result- indicated by
three green lights



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Earth Test satisfactory

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ACTION REQUIRED: We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board.

We recommend a test and report and we would also advise as the property is changing occupancy the Institution of Engineering and Technology (IET) also recommend a 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.

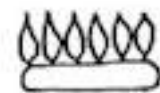
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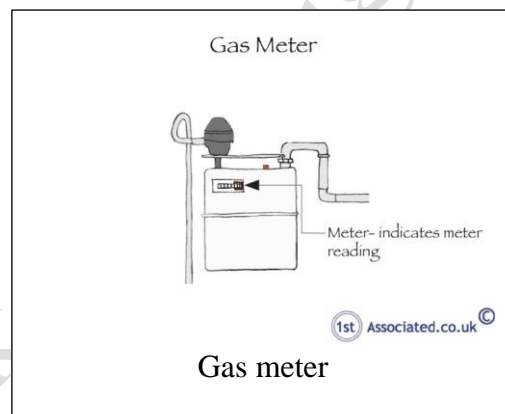
GAS



There is very little we can check for in a gas installation, we do inspect to make sure there is a gas supply, 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 by the owner in the Vendor Questionnaire that the property has mains gas. The consumer unit is located in the garage.

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



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

CARBON MONOXIDE

No carbon monoxide monitors were noted. It should be noted that carbon monoxide monitors can also be incorporated in a hardwired fire alarm system.

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.

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PLUMBING AND HEATING



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

WATER SUPPLY

We were advised by the owner in the Vendor Questionnaire that the internal stopcock is located in the garage. The owner also advised in the Vendor Questionnaire the location of the external stopcock is in the garage.

The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

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.

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HOT WATER CYLINDER

There is a modern vented hot water cylinder located in a cupboard on the second/top floor it is a Range Tribune HE Excellence in Duplex stainless steel cylinder.

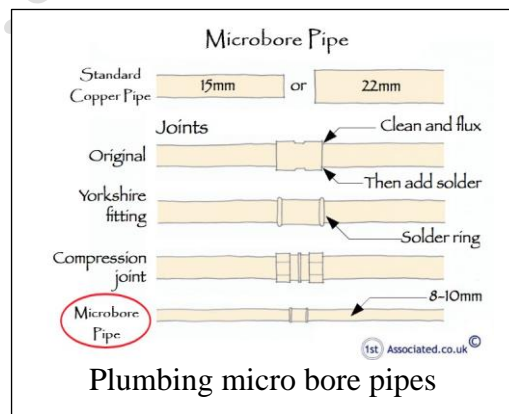
The EPC recommends it has an insulation jacket added which does seem unusual; this needs to be double checked with the person who carried out the EPC.



Hot water cylinder on top floor

PLUMBING

The plumbing, where visible, comprises of micro-bore pipes. From our experience these tend to get blocked more easily than a traditional heating system that uses a 12/13mm pipe. However, micro-bore pipes are cheaper than a traditional system and easier to put in from a plumbers' point of view, which is why they are so popular with plumbers!



HEATING

The boiler was located in the garage.

ACTION REQUIRED: Your Legal Advisor to check and confirm that the boiler has been regularly serviced (not just a landlords check although our questionnaire advises it was last serviced in XXX) and start to budget for a replacement boiler in the next few years.



Boiler in garage

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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

There was no owner / occupier at the property and therefore we do not turn the heating on in case there is a problem with it.

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.

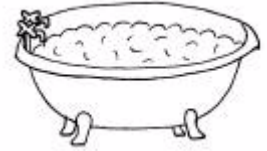
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BATHROOM



In this section we consider the overall condition of the sanitary fittings.

Bathroom

The bathroom is internal (no window) and has a three-piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition.

En-Suite Shower room

The internal En-suite comprises of a three-piece bathroom suite, consisting of a shower cubicle, wash hand basin and WC, which looks in average condition.

Cloakroom

The property also has an internal cloakroom with wash hand basin and WC, which looks in average condition.

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

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

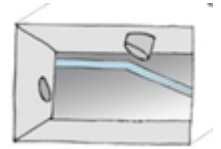
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MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour in the kitchen. 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.

There were rodding eyes adjacent to the property which we did not lift as drains nearby were being lifted by a surveyor for XXX and he was commenting that they were blocked and they were dealing with the management company at the time of our inspection.

Rodding Eye Defined:

This is a small access hatch that is used for rodding the drains should they block.

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

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

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FUTURE DEVELOPMENT AND DRAINS

From 1st October 2011 the water authority took over responsibility for shared private sewers. These private sewers are now public sewers. However, general drainage searches will not show the location of all the public sewers within the boundary of a property and other such matters that may restrict development.

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

RAINWATER/SURFACE WATER DRAINAGE

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

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

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

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 8/9 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.

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OUTSIDE

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.



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OUTSIDE AREAS



GARAGE / PARKING

GARAGE

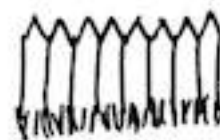
The property has an integral garage. There was some dampness on the inside of the door which does indicate that water is getting in.

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

PARKING

The property benefits from off-road parking.

EXTERNAL AREAS



GARDENS

The property opens onto the parking area at the front and has no front or back garden.

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BOUNDARIES

Since 1948 the left-hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

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

ACTION REQUIRED: Your Legal Advisor to check whose boundary is whose.

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

NEIGHBOURS

LEFT HAND NEIGHBOURS

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

RIGHT HAND NEIGHBOURS

There are flats to the right hand side, we spoke to one person however they were in the opposite side of the property. No-one else answered.

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POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Cavity wall insulation and cavity wall tie repairs.
 - v) Amendments/removal of any walls in part or whole.
 - vi) Double glazing or replacement windows.
 - vii) Drainage location, maintenance and repairs.
 - viii) Timber treatments, wet or dry rot infestations.
 - ix) Rising damp treatments.
 - x) Asbestos
 - xi) Boiler and 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) Energy Performance Certificate (EPC)
 - xvi) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.

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

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

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

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

The Rising Damp Myth
*By Jeff Howell
Published by Nosecone Publications*

The Great Housing Boom: Housing In Victorian England
By Jacqueline Banerjee, PhD

Putting Life into Perspective House Price Information
Source: Sunlife.co.uk

Wikipedia.org – We have used Wikipedia as a general reference for historic information. Also, most areas often have Historic Societies for good knowledge of history of the area.

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated 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.

The Report remains our copyright and anyone forwarding on a copy of the Report without the surveyor's written approval could be liable to legal action should legal action be taken against the surveyor or the surveying company in any form:

For example: legal action or negative information or defamatory comments being posted on the internet.

We also refer you to our Terms and Conditions.

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.

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ONLY HUMAN!

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

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

LAYOUT PLAN

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

SKETCHES

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

WEATHER

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

In recent times our weather seems to be moving towards the extremities from its usual relatively mid-range. This may have adverse effects on many buildings in years to come or the not too distant future.

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

2022 being the hottest summer on record

December 2015 was the wettest month on record

August 2004 the wettest August on record in many areas

2003 was the driest year on record

2000 was the wettest year on record

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

FLOODING

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

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

NOT LOCAL

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

EMPTY PROPERTY

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

JAPANESE KNOTWEED

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

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

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

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 rooms being formed in the roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor or the second/top floor as we could not see a way to do it without causing damage.
- 4) We have not had certificates forwarded onto us or shown to us whilst we were at the property with regard to work carried out on the property.
- 5) The property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers.
- 6) A lot of DIY and building work has been carried out during the Covid pandemic period, which is making building surveying more difficult as things are covered over with redecoration and repairs.

THANK YOU

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

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BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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APPENDICES

1. General Information on Living in Leasehold/Shared Freehold Properties.
2. The Electrical Regulations – Part P of the Building Regulations
3. Information on the Property Market
4. Example Ten Year Planned Maintenance Schedule
5. Article - French Drain Article
6. Article - Condensation and Cold Bridging

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

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Example Ten Year Planned Maintenance Schedule

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
EXTERNAL										
Chimney stacks										
Parapet walls										
Dormer windows										
Roof windows										
Roof covering and protective underlayer										
Roof structure										
Gutters and downpipes										
Soil and vent pipe										
External Walls										
Fascias and soffits										
Windows and Doors										
External Decorations										
INTERNAL										
Ceilings										
Perimeter walls										
Internal walls										
Chimney breasts										
Floors										
Dampness										
Internal Joinery										
Timber Defects										

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Internal Decorations										
Thermal Efficiency										
Other – security, fire safety, asbestos										
SERVICES										
Electricity										
Gas										
Plumbing and Heating										
Main Drains										
OUTSIDE AREAS										
Communal areas										
Parking										
Gardens										
TOTAL ANNUAL COST										
ANNUAL COST PER FLAT/ APARTMENT										

The above would be used for a planned maintenance schedule putting in budgeted figures stating what repairs are required in the relevant boxes with a total for each year which would be divided by the number of occupiers. This would then be the planned maintenance. Larger work could be gathered over three years plus.

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French Drain

Using a French drain to resolve a dampness problem

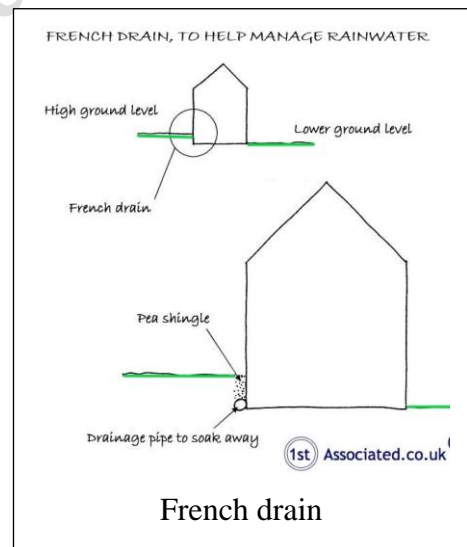
We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio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

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

What use is a French drain?

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

The French drain acts as an area where water soaks away quickly. We often recommend them being close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away.



For example, where a patio has been put in place which aims any rainwater at part of the wall.

As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

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French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should 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 a stand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

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

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

The French pond!

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

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Condensation and Cold Bridging in modern properties

Cold Bridging what does this mean?

How does cold bridging work?

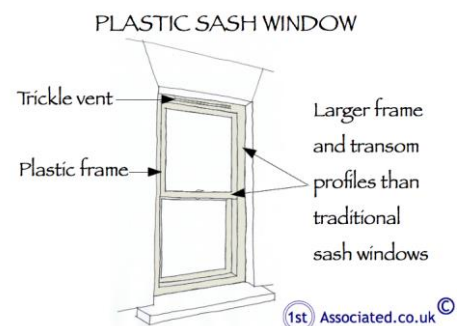
Cold bridging is a term and a problem we believe will become more common in years to come. We are finding more and more examples of Cold Bridging. This happens in certain types of property and to some extent it could be argued that it is a characteristic of that type of property and quite a complex issue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

Cold Bridging

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



Mock Georgian modern sliding sash windows



Modern plastic sliding sash window

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Cold bridging in larger modern buildings

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.

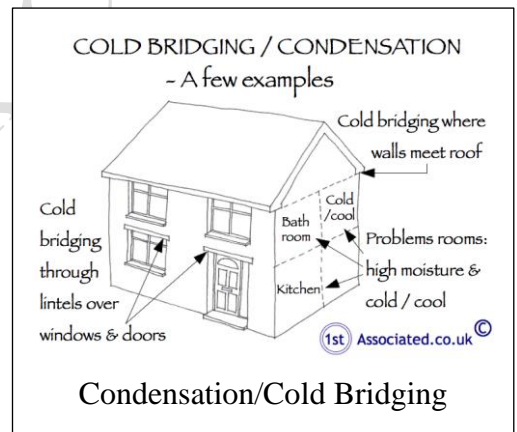


Modern houses

Condensation and Cold Bridging in susceptible buildings

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 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.



Mock Georgian modern sliding sash windows

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Buying a modern building

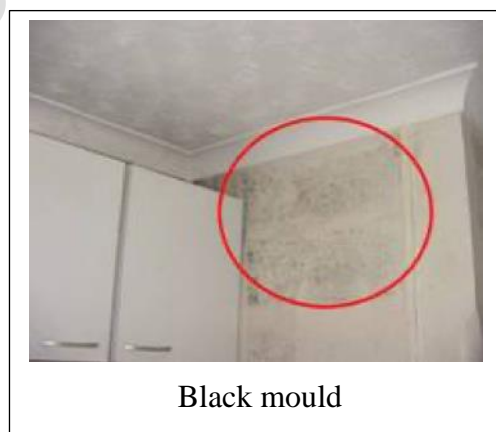
If you buy a modern property for example, with concrete lintels that cause cold bridging, this is a characteristic of the property and it is very difficult to change. However not only could it be a characteristic of the building it could also be caused by alterations that you make to the building.

When is Cold Bridging Likely?

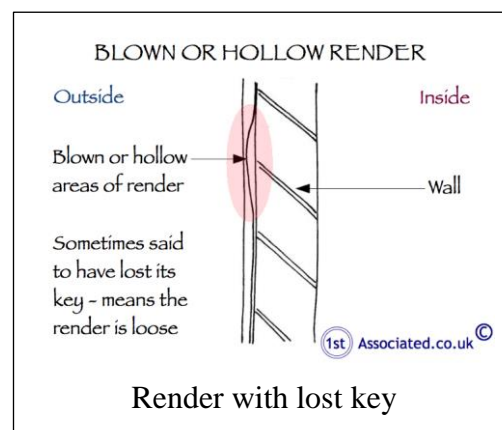
In our experience we have seen cold bridging occurring in:

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

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



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



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Problems with modern era properties relating to Cold Bridging

Let us take a look at the modern era of property to give an example of the problems we have come across with this era.

The 1970s is an era where we had just begun to think about insulating due to the oil crisis and where we added insulation into our structures

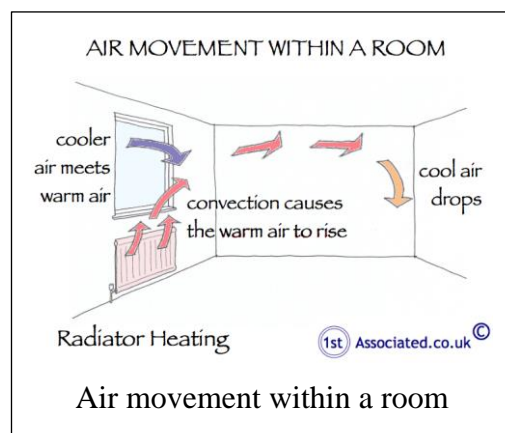
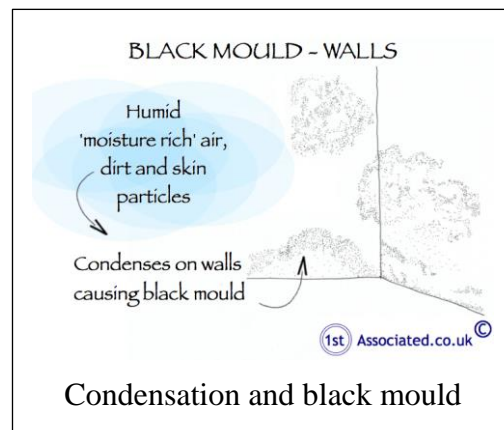
For example with:

1. cavity wall insulation or
2. double glazed windows.

This meant they were warmer which has meant the significance of a lintel, over a door or window, being colder and allowing the transfer of coldness becomes much more important. This results in condensation that we commonly see above windows in this age and era of property.

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.



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Where do we most commonly find Cold Bridging?

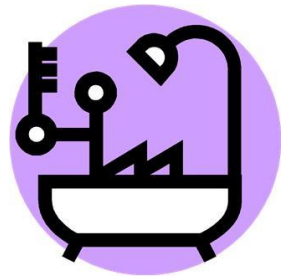
Our thoughts on this have very much changed as we used to say that cold bridging was typically found in properties from the 1960s/1970s. However we are increasingly finding it in a broader range of properties, particularly Victorian properties, where people are trying to live to modern standards of heating and insulation without understanding that the properties need to breathe as well. We have also found cold bridging in properties where extensions have been carried out and where the extension has been built to a different standard to the original property.



Heat loss via poorly insulated roof

Can life style be a factor in Cold Bridging?

Our thoughts on this have very much changed as we used to say that cold bridging was typically found in properties from the 1960s/1970s. However, we are increasingly finding it in a broader range of properties, particularly Victorian properties, where people are trying to live to modern standards of heating and insulation without understanding that the properties need to breathe as well. We have also found cold bridging in properties where extensions have been carried out and where the extension has been built to a different standard to the original property.



Can lifestyle be 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.



Drying clothes on a radiator can cause condensation

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Lifestyle and cold bridging

In our experience the major factor is the size of the family living in a property. This is especially the case with large families with young children and where in turn there is a lot of washing of clothes being done. 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 leads 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.

Design problem or a lifestyle problem what causes cold bridging and condensation?

This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases be amended. This may involve the occupier having an understanding of the problems they are causing.

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



Small extract fan needs to be improved

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Design of the Building

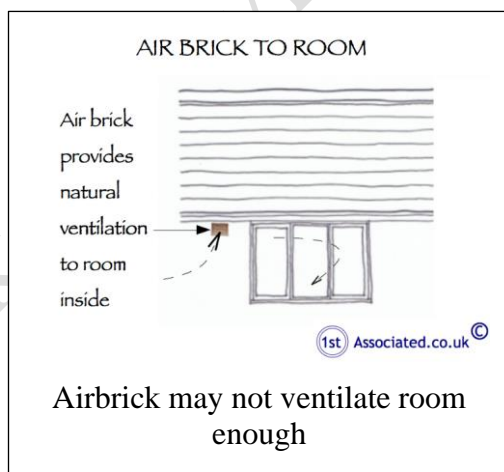
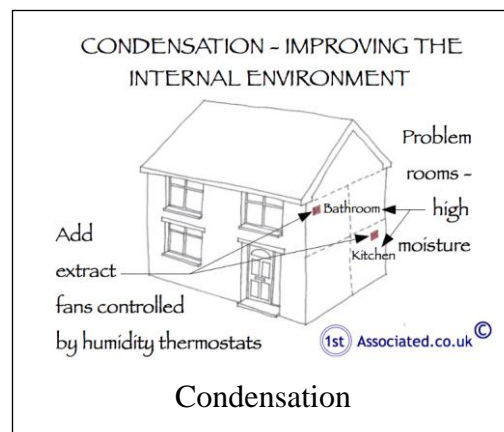
Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having a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

Things to remember about an airbrick

If you are thinking about adding an airbrick 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.

What's happening in brand new housing?

It could be argued that we still do not know what is happening in brand new houses that are highly insulated. We have been involved in one legal case where a modern heat exchange system was being used where it was simply not possible to have a shower in the property without causing condensation, even with the windows open and taking other measures. Our concern is what is happening to this condensation? It was not visible on the surface so is it visible as interstitial condensation? We still think there will be problems to be found in modern properties. As Chartered Surveyors we like to see things that have been in use for sometime work before we would recommend them.



Roof insulation in modern property

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Seasons change and cold bridging occurs

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.

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.



Double glazed windows and loft insulation in a modern property



Condensation on window

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