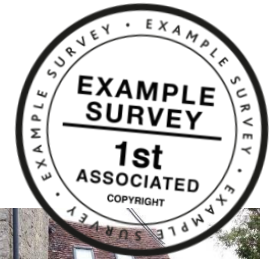
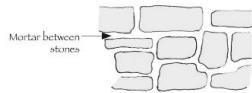


Stone Built Example Residential Building Survey

Call us for a Quote on Freephone 0800 298 5424



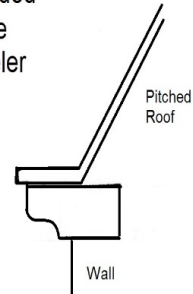
IRREGULAR STONEMWORK



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Moulded
Stone
Kneeler

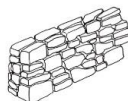


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COURSED STONE WALL

ISOMETRIC



SIDE VIEW

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INTRODUCTION

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

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

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

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

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

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

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

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

THANK YOU

We thank you for using our surveying services.

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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

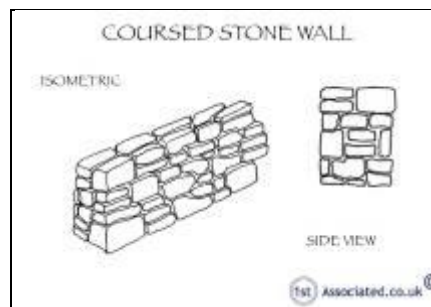
Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

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.



Coursed stonework



Base of stone wall

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey mid-terrace property on a sloping site. It consists of two buildings. There is access to both the front and rear of the property via paths. We have considered the front access to the property to be on the kitchen side of the building.

The property is on a sloping site with gardens to either side. The front garden has retaining walls. The rear garden has fencing.

There is no parking directly outside the building. At the time of our survey there was some parking available on the nearby road but we can imagine the parking will be very limited in peak times.

The listing advises that the property was built in the 17th Century. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

The property is Grade II Listed, as found in HistoricEngland.org.uk, reference: XXX.

We have had a brief check to ascertain if the building is in a Conservation Area or not. We have not been able to find any information in relation to this. It is important that your legal advisor checks and confirms if the property is in a Conservation Area as this would have implications on what you can do to the property and how you should maintain it.

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

Your legal advisor should specifically ask for a list of alterations carried out by the current owner during their occupancy of this property and also any unauthorised alterations that have been carried out prior to them occupying the property, for example the double glazed windows which we discuss in more detail within the report. This list needs to be in writing to your solicitor, with a copy to us to further comment upon if you so wish.

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Putting Life into Perspective!

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

1603	Elizabeth I dies in Richmond palace
1605	Gunpowder plot discovered
1625	Charles I becomes King
1642	English Civil War begins
1653	Oliver Cromwell becomes Lord Protector of England
1660	Charles II brings back monarchy
1665	Plague sweeps through England
1666	The Great Fire of London
1681	Oil powered street lights are put up in London
1694	Bank of England founded
1718	British convicts transported overseas
1750	The start of the Industrial Revolution
1783	Britain recognised American Independence
1793 – 1800	The Grand Union Canal was built

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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



Front view of left and right hand building
~ Aerial View - 360 Photo ~



Kitchen entrance
~ Aerial View - 360 Photo ~



Left view, path and stepped gardens
~ Aerial View - 360 Photo ~



Rear view
~ Aerial View - 360 Photo ~



Rear door and bathroom window
~ Aerial View - 360 Photo ~

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EXTERNAL AREAS



Front left garden
~ Aerial View - 360 Photo ~



Front left and right gardens with retaining wall
between
~ Aerial View - 360 Photo ~



Front left garden with retaining wall
~ Aerial View - 360 Photo ~



Passageway



Street view



Rear Garden
~ Aerial View - 360 Photo ~



Rear left garden with pergola
~ Aerial View - 360 Photo ~

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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:

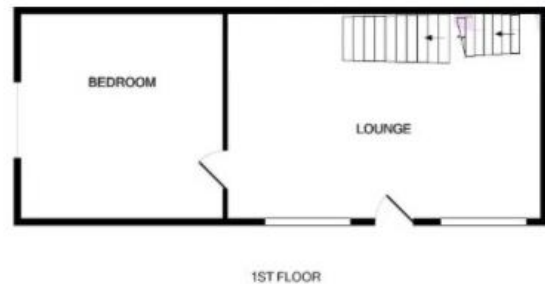
- 1) Central hallway and stairs
- 2) Kitchen/diner left
- 3) Bathroom right



First Floor

The first floor accommodation consists of:

- 4) Lounge right with stairs
- 5) Bedroom left



Second Floor

The second floor accommodation consists of:

- 6) Landing
- 7) Main bedroom left
- 8) Bedroom two right



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Outside Areas

The property is on a sloping site with gardens to either side of the property.

The front garden has a retaining wall between the kitchen garden and the adjoining garden with timber fences around it. The rear garden has a timber fence and pergola. There are steps that take you up to the right side of the garden and there is also a tree to the rear. Both gardens are accessed via paths. There is some shared parking not too far away. As discussed, it may be worth you seeing if you can rent some parking nearby.

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



Kitchen/diner left



Kitchen



Central hallway leading to stairs



Central hallway



Stairs



Bathroom rear

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First Floor



Left bedroom/store room



Lounge with steps to left bedroom



Lounge and stairs to ground floor



Lounge with stairs to top floor



Lounge right



Fireplace in lounge



Boiler cupboard within lounge

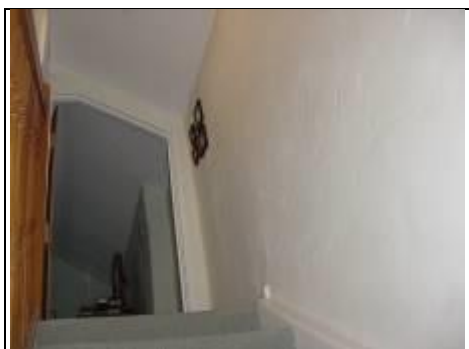
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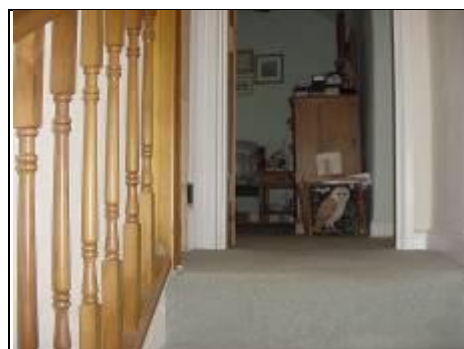
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Second/Top Floor



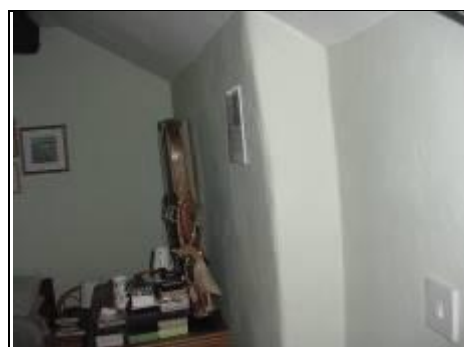
Landing from stairs and angled
door to main bedroom



Landing



Main bedroom left



Chimney in main bedroom left



Bedroom two right



Bedroom two chimney closed up

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick chimneys visible, third chimney at rear reduced at roof level
Main Roof:	Pitched and clad with concrete tiles The listing describes the roof as having a pitched pantile roof
Main Roof Structure:	Cut timber roof with a ridge
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Internal (assumed)
Walls:	Coursed and semi-coursed stonework originally bedded in lime mortar repointed in cement mortar with some modern repairs Listing describes walls as Hammerdressed rubble (all assumed)
Fascias and Soffits:	Painted timber
Windows and Doors:	Plastic double glazed windows without trickle vents Stone moulding/hood to left window Listing describes windows as ranges of sliding sash windows with glazing bars

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Internal

Ceilings:	Lath and plaster and modern plaster Textured paint to some ceilings (all assumed)
Perimeter Walls:	Modern plaster probably onto lime plaster (assumed)
Internal Walls:	Mixture of solid and studwork (assumed)
Floors: Ground Floor:	Mixture of concrete and stone slabs (assumed)
First & Top Floor:	Joist and floorboards with embedded timbers (assumed)

Services

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

Heating:	There is a Worcester boiler located in the lounge on the first floor to rear elevation.
Electrics:	The electric fuse board is 1970's-1990's and is located in the lounge on the first floor to front elevation.
Gas:	The consumer unit was located under kitchen window.
Drainage:	Manhole located to rear.

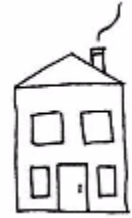
We have used the term 'assumed' as we have not opened up the structure.

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

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EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 270 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

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

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

The Good

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

- 1.0) The property has much of the original character remaining which is why it is a listed building and protected by law.
- 2.0) This older property has more space and we would say better space than many newer properties.
- 3.0) Potential.

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

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The Bad

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

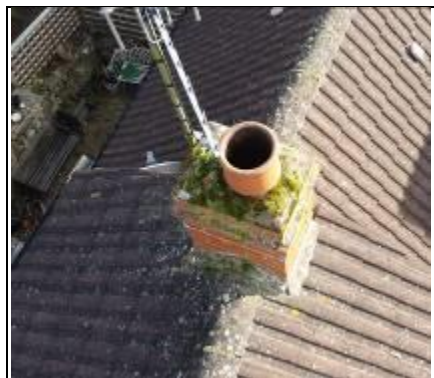
1.0) Chimneys

Left chimney

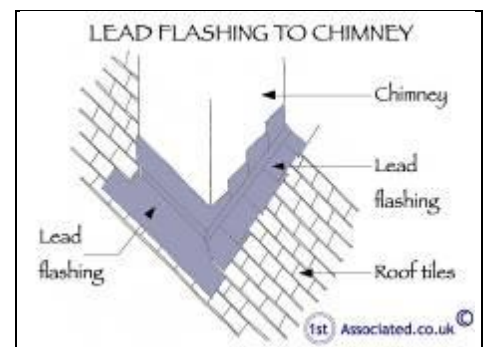
There looks to be moss to the top and general weathering. It has a cement flashing which we would recommend is replaced with a lead flashing. We think the chimney has been removed in part to the left side as we could not see it in the main bedroom which could be causing the cracking that we discuss later on. Equally, it could be concealed.



Left chimney cement flashing
~ Aerial View - 360 Photo ~



Left chimney moss
~ Aerial View - 360 Photo ~



Lead flashing

ACTION REQUIRED: Replace flashing with lead and check the chimney. Your legal advisor to specifically ask the owner if they have carried out work to the chimney.

Step in roof

There is also a step in the roof in this area where the flashing needs to be checked as it looks like dampness may be getting in in this area.

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Concrete tiled roofs and step in the roofs
~ Aerial View - 360 Photo ~



Step in roof
~ Aerial View - 360 Photo ~



Step in roof

Right chimney

The chimney joints are starting to open up particularly at the top and there is efflorescence visible indicating that dampness is getting in.



Top of right chimney, straight flashing rather than following joints in chimney



Right chimney joints opening up and efflorescence

~ Aerial View - 360 Photo ~



Right chimney closed up



Right chimney in lounge

ACTION REQUIRED: Whilst work is being carried out to the left chimney we would recommend you also check the right chimney at the same time. This is the chimney to the right bedroom which has been closed up.

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Efflorescence defined

Efflorescence is the white salt found on brickwork/stonework. It is a natural phenomenon which is where the minerals in water as they dry out come to the surface of stone or brick and leave a white crystallised powder, almost flour like. On a red brick it can stand out considerably, almost appearing bright white on a lighter white or yellow brick it can almost disappear.

We are advised the chimneys were last swept on XXX and therefore are in need of sweeping.

Removed chimney to rear left

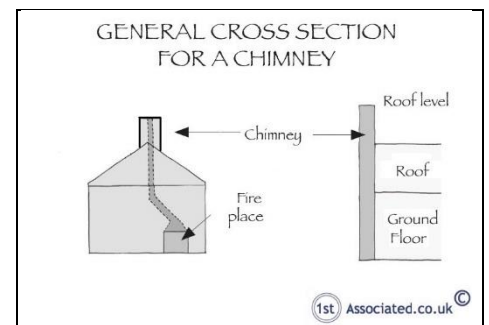
Our sketch below shows a cross section of a chimney through a building. Looking specifically at your chimneys the rear left chimney has been removed externally and is still visible internally to the staircase and also in the top floor left bedroom.



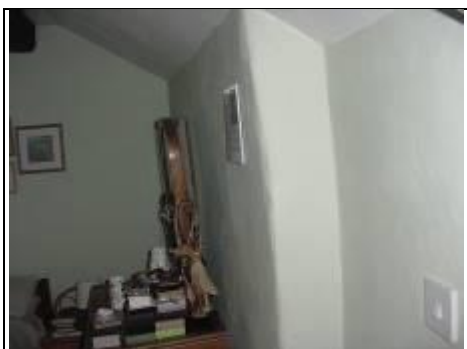
Rear left chimney removed



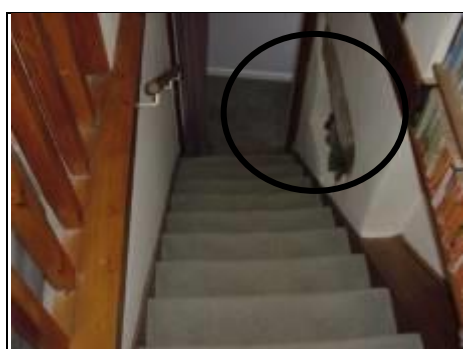
Chimney shown on layout plan



Cross section of chimney



Top floor bedroom chimney visible



Chimney on stairs from ground floor to first floor stairs



Close up of chimney on stairs with cracking

Please see the Chimneystacks Section of this Report.

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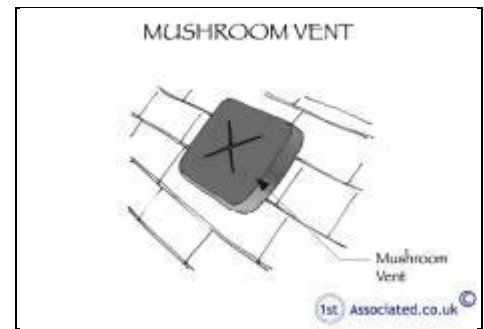
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2.0) Concrete tile roof

The property has a concrete tile roof however in the listing it describes the roof as a pantile roof. We noted that nearby roofs were both slate and stone. This property has a modern concrete tile roof which were commonly used as replacement roofs in the 1970's to the present day. We could also see the roof has some mushroom vents which we would say dates the roof from about the 1970's-1990's.



Mushroom vent



Stone roofs to adjoining properties
~ Aerial View - 360 Photo ~



Mushroom vents
~ Aerial View - 360 Photo ~

There are a few problems with this:

- 1) This is a listed building and the roof should not have been changed without consent.
- 2) Concrete roofs add additional weight and stress onto the building. Often extra timbers are added. Ultimately the Building Regulations were changed to require Building Regulations application to strengthen roofs to be approval.

ACTION REQUIRED: Your legal advisor needs to obtain confirmation in writing from the present owners that permission has been obtained for this roof. Also, we would recommend a meeting with the Conservation Officer with regard to this and other modern interventions that we have noted. In a worst case scenario there are fines and prison sentences with regards to unauthorised alterations to listed buildings; please see our article in the Appendices where the owners got a substantial fine plus had to carry out the works.

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3.0) Dampness

The property has dampness which is due to a combination of issues:

- 1) Inappropriate cement repointing
- 2) Sloping site
- 3) Poor guttering and downpipes, for example the rear gutter discharging onto the wall
- 4) Ivy covering the wall



High damp meter reading

3.1) Inappropriate Cement Mortar Re-pointing

We would draw your attention to the cement mortar re-pointing that has been carried out on the exterior of the property that we feel is not appropriate or good for this building. Originally it will have been built with a lime-based mortar which allows the building to ‘breathe’.

The use of cement mortar causes deterioration to stonework and does lead to the face of the stones deteriorating and also leads to dampness and cracking.



Cement repointing

Lime Every Time and Lime Takes Time

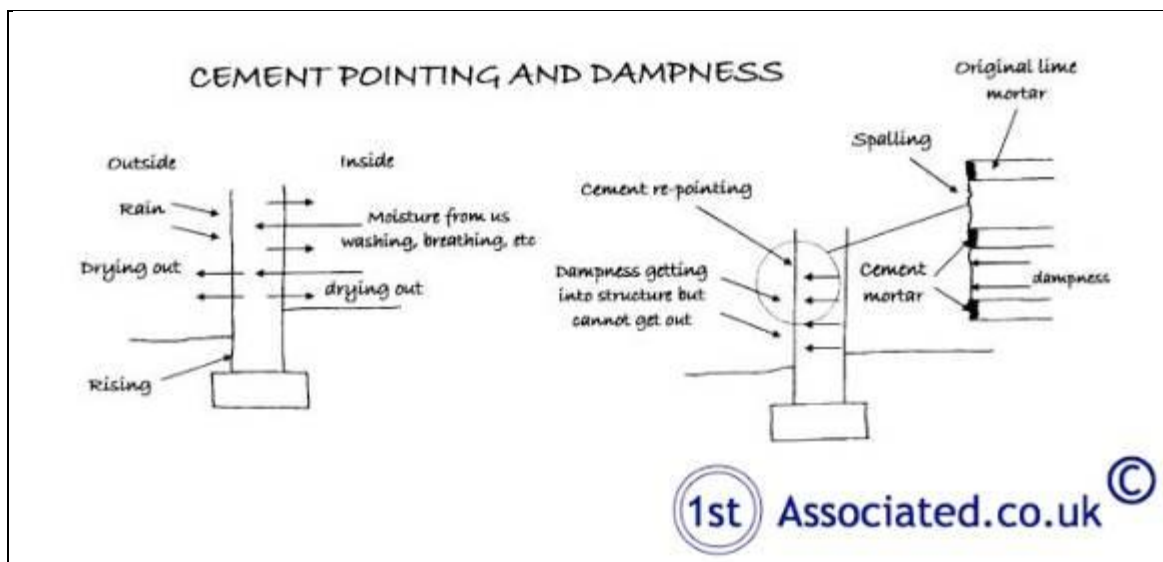
Repointing is required in a lime based mortar and this is what should be used for any re-pointing in the future as this allows the property to ‘breathe’ and dissipate dampness.

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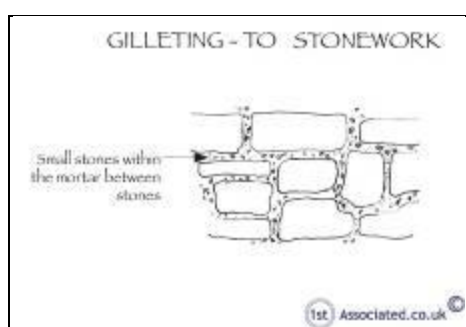
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Cement pointing and dampness

ACTION REQUIRED: Find the oldest/most experienced bricklayer/mason you can who is skilled in using lime mortar and ask them to work on your property ideally during warmer days. A programme of work then needs to be carried out on replacing cement repointing with lime. This building needs to be able to ‘breathe’ again. We noted in the roof space that the pointing has gilleting (see sketch); it may be that the Conservation Officer may require this type of repointing.



Gilleting to stonework



Example of lime plaster visible within roof with gilleting

ANTICIPATED COSTS: £5,000 - £10,000 as we think it will be quite hard/skilled work to repoint to a good standard and will also need scaffolding at the higher levels. Please obtain quotations.

Please see the External Walls Section of this Report.

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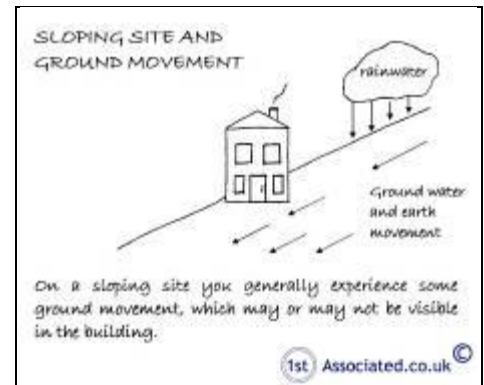
3.2) Sloping site

The property sits on a sloping site and because of this rainwater and ground water need to travel from the top of the site to the bottom with the building in the way. Sloping sites are not as good as level sites as they can be affected by dampness which in turn can make them unstable. You need to understand this is a characteristic of any building sitting on a sloping site.

Front



Front retaining wall due to slope
~ Aerial View - 360 Photo ~



Sloping site

Rear



Slope to rear rainwater travel
~ Aerial View - 360 Photo ~

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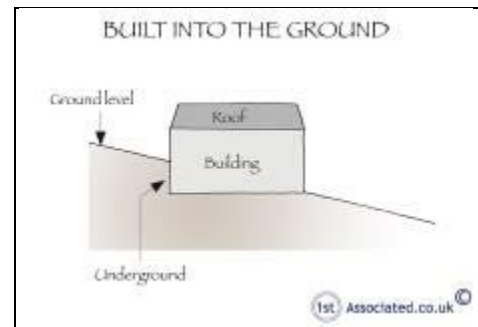


Bathroom built below ground level

Part of the building is built into the ground, for example the bathroom.



Bathroom built below ground level



Built into ground

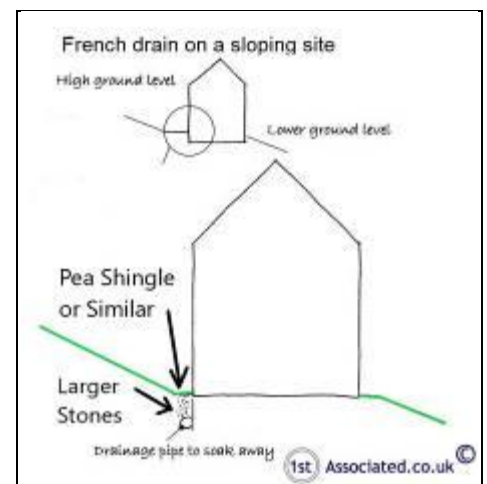
ACTION REQUIRED: Often a French drain can help manage the water around the property. We would however live in the building first of all to see just how much water is sitting and running around the property before you add a French drain.

ANTICIPATED COST: In the region of £2,000 – £4,000; please obtain quotations.

Additional problems

The owner, in our vendor's questionnaire, advised that they did not know whether the previous owners had added damp proof courses or any treatments.

ACTION REQUIRED: Your legal advisor should specifically ask them this as this can cause additional problems where chemicals have been added to historic buildings such as this.



French drain

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3.3) Gutters and downpipes

There are problems generally with the gutters and downpipes on the property, for example, the rear gutter is discharging onto the wall as the downpipe has come away. We spoke briefly to the owners and they said they would re-secure.



Damp staining to the rear left room



Dampness due to gutter problems



Rear downpipe missing shown by blue arrow. Smaller pipe into larger pipe shown by white circle and downpipe directly into ground shown by blue circle

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

We 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.

ANTICIPATED COST: Set aside the sum of £500 - £1,500 to improve the gutters and downpipes and ideally get the water away from the property; please obtain quotations.

Please see the Gutters and Downpipes Section of this Report.

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3.4) Ivy

To the rear there looks to have been a covering of ivy which has now been cut back but nevertheless it needs cutting back further and we would recommend removing completely as the ivy limits sunlight and drying out of the building and air movement in the area. It can also hold water and snow.

If you want to keep the ivy we would recommend ivy to be on a trellis and not directly onto the building as it can damage it.



Ivy to the rear of the property
~ Aerial View - 360 Photo ~



Close up of ivy

ACTION REQUIRED: Remove ivy.

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

Please see the External Walls Section of this Report.

4.0) Structural movement and cracking

We can see some movement occurring in the property. It is very difficult to assess as we have had a limited view in the roof area due to the amount of insulation and a narrow loft hatch. However, we can see some cracks and repairs to cracks. In our vendor's questionnaire we are advised that the property was decorated throughout in XXX so cracks should not really be visible this soon.

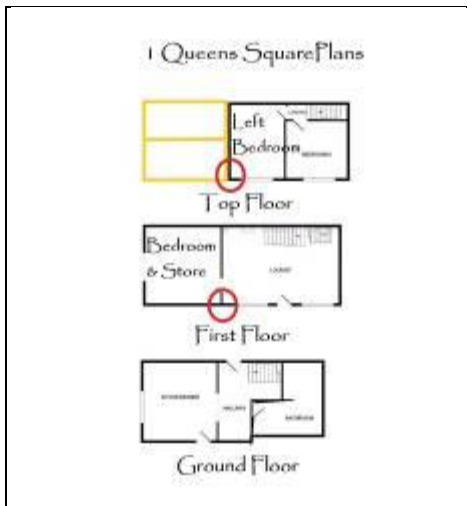
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External



Location of cracks



Crack front middle viewed from left



Front middle viewed from right

Top/Second Floor Cracks

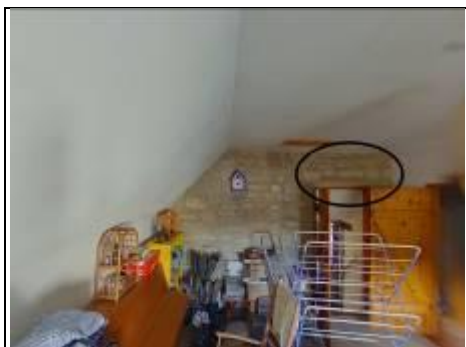


Main bedroom to left on top floor



Close up of crack in main bedroom

First Floor Cracks



First floor left bedroom crack above door



Close up of crack above door in first floor left bedroom

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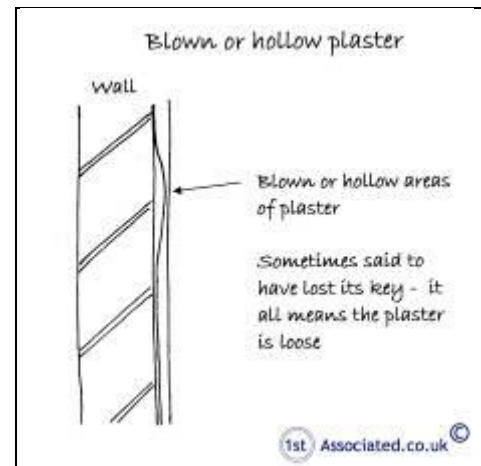


Hollow and blown areas of plaster

We are also finding areas of hollow/blown plaster.

Hollow plaster defined

Sometimes known as blown plaster. This is where plaster has lost its key.



Blown or hollow plaster

Has the chimney been removed?

It looks like a chimney may have been removed on this side which may also contribute to the problems.

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

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

5.0) Windows

The property has plastic double glazed windows which are unusual on a listed building. We would refer to the listing which states:

Ranges of sliding sash windows with glazing bars

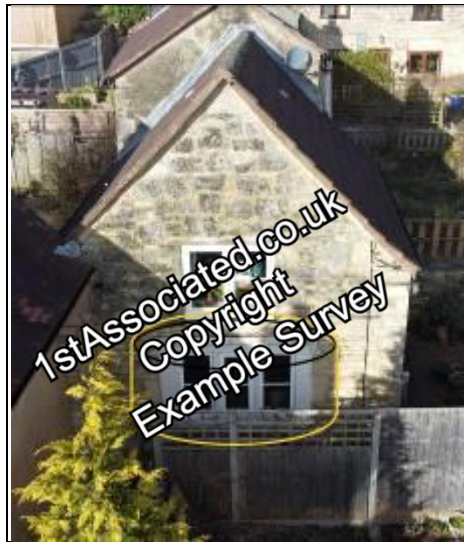
We did not see these. The listing also refers to the one mullion window with hood mould which we did see on the left side.

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Moulding over window on left side of building



Close up of moulding

Again, this work should not have been carried out. We rarely come across listed buildings with plastic windows and more regularly see single glazed windows with secondary glazing or a separate double glazing system within but these will normally have had permission and agreement from the Conservation Officer.

ACTION REQUIRED: Your legal advisor needs to specifically ask the owner if they put in the double glazing and has it been approved. Again, you need to have a consultation with the Conservation Officer before you legally commit to purchase the property. You may end up having to change the windows and put in a more appropriate profile.

ANTICIPATED COST: A meeting with the Conservation Officer which is normally charged for plus the possibility of new appropriate windows. These can be expensive as they are often purpose made. We would expect costs to be in the region of £6,000 - £10,000; please obtain quotations.

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6.0) Energy efficiency

The following are a few comments and thoughts with regard to energy efficiency. They will need the Conservation Officer's approval and if they are an imperative part of you buying this property you need to have discussions before you commit to purchase the property.

Roof/Ceilings

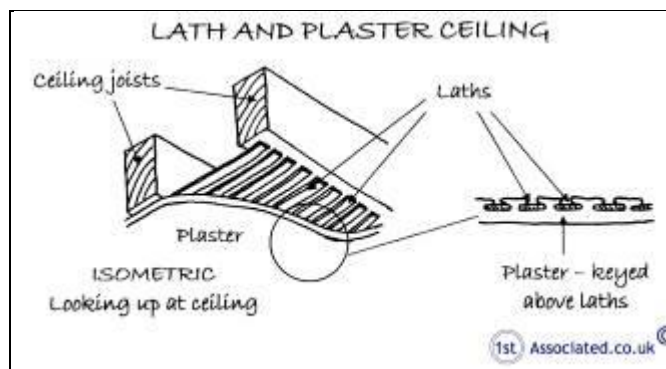
The left side roof has the old lath and plaster and a false roof underneath it. You may be able to improve the thermal efficiency in this area.



Old lath and plaster ceiling with a modern ceiling below

Lath and Plaster Defined

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



Lath and plaster ceiling

ACTION

REQUIRED: You could get a better insulation if this false ceiling is removed and replaced with an insulated board subject to discussions with the conservation officer who may prefer to see the older ceiling. This would better ventilate the roof and in our opinion reduces the possibility of woodworm. If it does occur then it makes it easier to deal with.

We would also recommend removing the fibreglass from the roof and replace with a loft board with insulation as this would better ventilate the roof.

In the right roof we would also recommend the fibreglass is removed and replaced with insulated loft board.

ANTICIPATED COST: £1,000 - £2,000; please obtain quotations.

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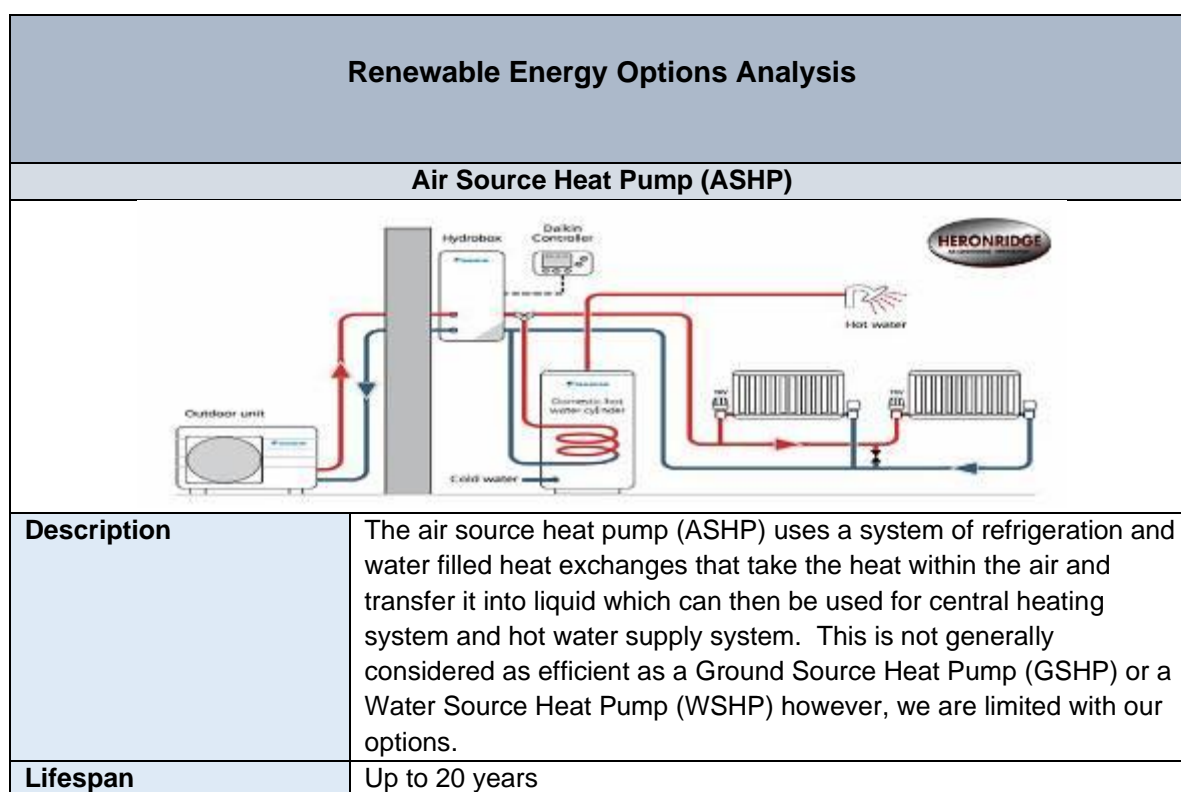
Windows

Please see our earlier comments. You may have to replace these for a profile more appropriate to what was originally there. Often single glazing or thin double glazing may be allowed or you may have to have some provision for additional insulation to the windows such as secondary glazing.

ANTICIPATED COST: For a secondary glazing system £1,500 - £3,000; please obtain quotations.

Air source heat pumps

Air source heat pumps may be a way of having a ‘greener’ fuel supply, although generally high in capital cost they currently can gain grants which may make them more affordable. You already have gas heating and often air source heating or similar needs supplementary heating during colder periods.



ACTION REQUIRED: You need to discuss with the Conservation Officer whether they are happy for air source heat pumps.

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ANTICIPATED COST: We would expect costs in the region of £8,000 - £18,000 although there are grants available; please obtain quotations.

Please see the Thermal Efficiency Section of this Report.

7.0) Bedroom ceilings formed partly within roof

This type of property where the rooms are formed partly in the roof can suffer from thermal bridging and therefore during hotter weather you will get some heat gain unless they are very well insulated and equally in the colder weather you will get heat loss unless they are insulated.



Heat loss through sloping ceiling



Bedroom ceiling formed within roof

Cold Bridging Defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.

One thought is that if the Conservation Officer wants a new roof on the property in more appropriate pantiles that it was originally identified as having in the listing, at the same time you could add insulation in as well and reduce these cold bridging areas.

ACTION REQUIRED: You may wish to or be asked to re-roof which gives you the opportunity to add insulation to the areas formed in the roof together with having a more appropriate roof covering.

ANTICIPATED COST: In the region of £2,000 - £4,000 and there may be grants available; please obtain quotations.

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Please see the Thermal Efficiency Section of this Report.

8.0) Condensation

We are always very wary of condensation in older properties and would recommend it is removed as soon as possible.

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

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

9.0) Listed Building alterations without permission

We wish to reiterate that you have a liability for unauthorised inappropriate work carried out to a listed building when you become the new owner. We have mentioned some of these in the report so far and specifically want to highlight:

- 1) The concrete tile roof which we believe replaced a stone tile roof.
- 2) The plastic double glazed windows are very unusual in a listed building.

This is why we would recommend a meeting with the Conservation Officer.

ACTION REQUIRED: We would not proceed with the purchase until you have spoken to the Conservation Officer to understand what their requirements are. We recently dealt with a case where a percentage payment was agreed for any future liability which is better than nothing. We would much prefer this type of thing to be sorted out at the time you purchase the property and a reduction in the purchase price reflects what has to be done to make the property legally correct from a listed building point of view.

We have included an article in the Appendices about a couple who were fined nearly £200,000 for wrongly carrying out work to a listed building and they still had to carry out the work. We worked for a prospective

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purchaser with a similar scenario who decided to withdraw from the sale due to the potential liability.

Services

10.0) Dated electrics

The fuse board is dated and better is now available. We noted an above average level of extension leads being used which generally means there is a lack of socket points.

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



Fuse board



Extension leads

ANTICIPATED COST: £250 - £500 for test and report, £250 - £500 for a new fuse board, in the region of £100 - £200 per additional socket point plus any further work recommended; please obtain quotations.

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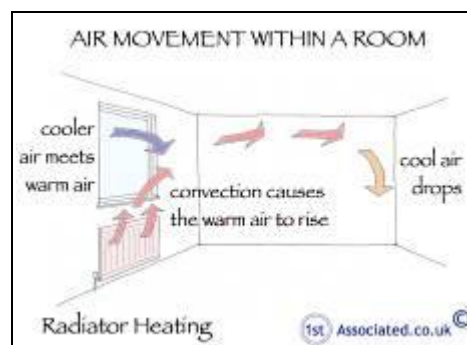
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11.0) Internal radiators

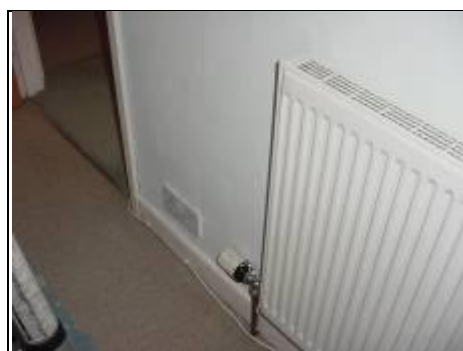
We noted the radiators in some areas are internal/not under the windows which is the usual position. This is often carried out on cheaper central heating systems to save the labour and piping costs of positioning the radiators underneath the windows. However, it then reduces the air movement in the room which can lead to black mould.



Air movement

ACTION REQUIRED: We suggest you live in the property and then if there are problems we recommend you move the radiators underneath the windows as this gives a better circulation of air and reduces the chance of condensation.

ANTICIPATED COST: In the region of £150 - £300 (one hundred and fifty to three hundred pounds) per radiator; please obtain quotations.



Internal radiator

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 more than the average number of things that we would classify as bad. There is no one specific thing that we would put in the Ugly Section although if agreement cannot be made on the unauthorised alterations to the property such as the roof, the windows and repointing to the stonework then we would classify these as Ugly. We feel this is a higher than average risk purchase and will need negotiation and we would recommend a reduction in the price of the property.

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Services and your own specific testing

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

Electrics

The electric fuse board is 1970's-1990's and better is now available.

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

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

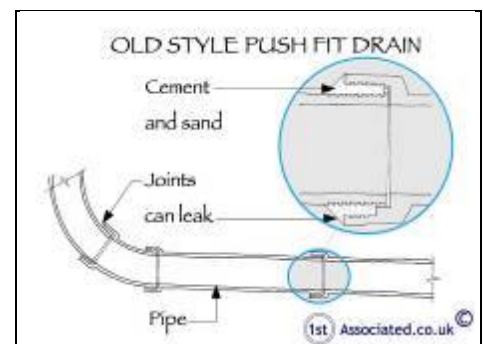
Heating

There is a Worcester boiler located in the lounge on the first floor to the rear elevation.

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

Drainage

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



Push fit drain

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Water Supply

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

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

Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style. Such character defects are normally considered acceptable and may not have been specifically referred to as defects within the context of this Report. The Report is looking at structural issues which we consider may be a problem.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

Getting to know more about older properties - SPAB course

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

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.

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Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Building Costs

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

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

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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:

There are a number of things to consider and investigate further particularly the alterations to the listed building and movement. We would recommend a reduction in the price of the property and we would recommend that you carry out the repair works as we tend to find new owners ensure the work is carried out much better than owners who are looking to move.

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

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

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

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AERIAL VIEW – 360 PHOTOS

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



Drone and mono-pod pole



Front view
~ Aerial View - 360 Photo ~



Step in roof
~ Aerial View - 360 Photo ~



Left view
~ Aerial View - 360 Photo ~



Stonework
~ Aerial View - 360 Photo ~



Front left and right gardens with retaining wall
between

——— Marketing by: ——— ~ Aerial View - 360 Photo ~

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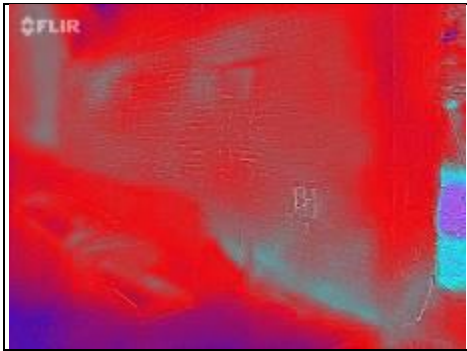
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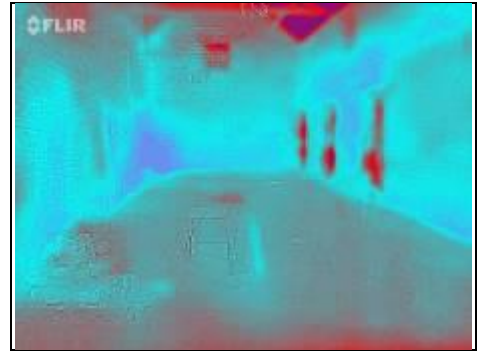
EXAMPLE THERMAL IMAGE PHOTOGRAPHS

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

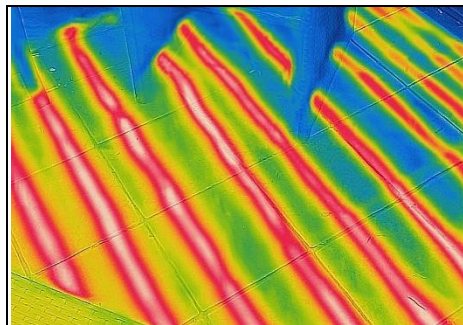
(Key to the colours; blue = cold, red = warm, green/yellow = cool)



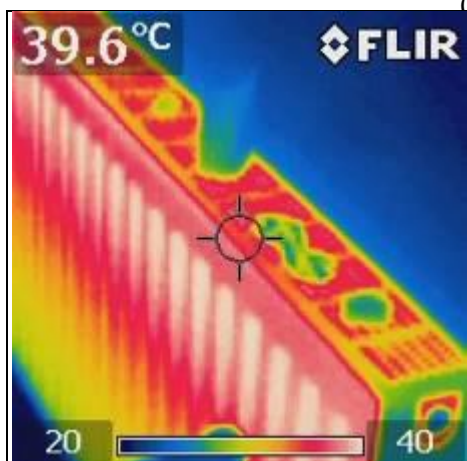
Reinforcement in the retaining wall identified by darker red
(not your property)



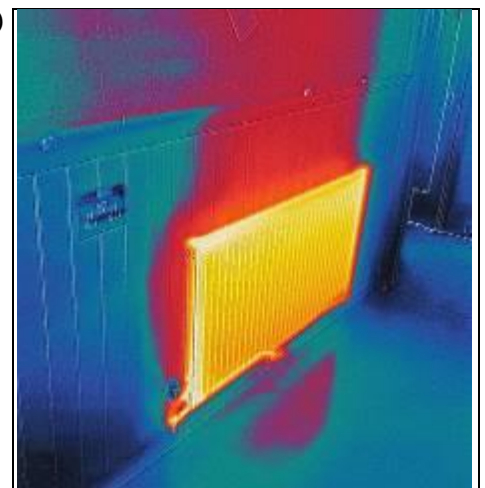
Colder areas indicate areas that are damp
(not your property)



Underfloor heating
(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 and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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

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



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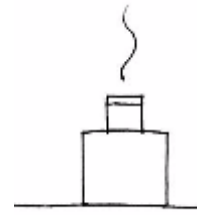
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EXTERNAL

CHIMNEY STACKS



Chimney Stacks

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

There are two chimneys to this property located to the left and right, the right chimney sits on the Party Wall (all directions given as you face the property). We believe a chimney has been removed to the rear left; please see our comments in the Executive Summary.

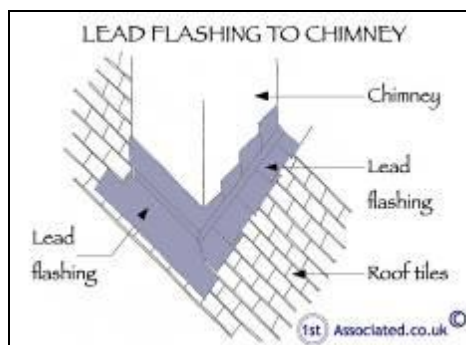
Chimney One - Left

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

We noted an aerial attached to the chimney which we are not keen on as it can de-stabilise the chimney.



Left chimney



Lead flashing



Cement flashing to left chimney

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

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Chimney Two - Right

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



Right chimney joints opening up and efflorescence

~ Aerial View - 360 Photo ~



Top of right chimney, straight flashing rather than following joints in chimney

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

Flashings Defined

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

Flaunchings Defined

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

Cement Fillets/Cement Flashings Defined

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

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Party Walls

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



Party wall

Party Structures Defined - Party Wall Etc. Act 1996

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

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

Finally, we have made our best assumptions on the overall condition of the chimney stacks from the parts we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera and/or aerial photographs. A closer inspection may reveal latent defects.

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

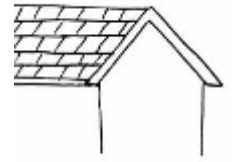
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ROOF COVERINGS AND UNDERLAYERS



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

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

Main Roof

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

Our concern is that the listed building information specifically identifies it as having a pantile roof.

We noted the far left roof overlaps the property on the left side which could be a water trap area and needs to be monitored.



Concrete tiled roofs and step in the roofs
~ Aerial View - 360 Photo ~



Left and the right-hand roofs in concrete tile with mushroom vents
~ Aerial View - 360 Photo ~



Meeting of your roof with next door's roof to the rear left hand corner
~ Aerial View - 360 Photo ~

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

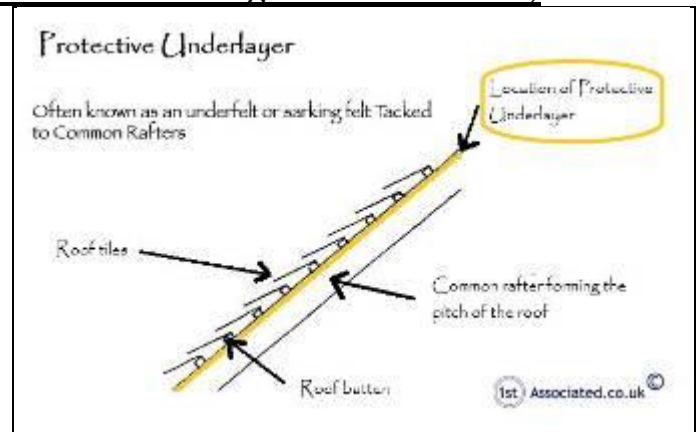
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Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



Protective underlayer



Left Roof

This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

Top Floor Right Roof

In the right roof the sarking felt is coming away and showing the back of the concrete tiles; this needs repair.

ACTION REQUIRED: Repair sarking felt. It also shows that there is likely to be a need to replace a lot of the sarking felt in the not too distant future.



Right roof

Sarking felt coming away and showing back of concrete tiles

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

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

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

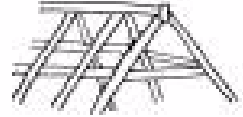
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ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

The main roof is accessed via loft hatches on the top floor left and right bedrooms. There is no loft ladder, electric light or secured floorboards.

We did not physically get into either of the roofs, we viewed them from a ladder head and shoulders view on the right side and a camera through the hatch on the left side.

ACTION REQUIRED: We would recommend the access hatch to the left is made wider and an access ladder is added as this would make it easier to use for storage if you decide you need the storage although there is still a relatively low ceiling height in this area.



Left roof narrow access



Roof access in right bedroom

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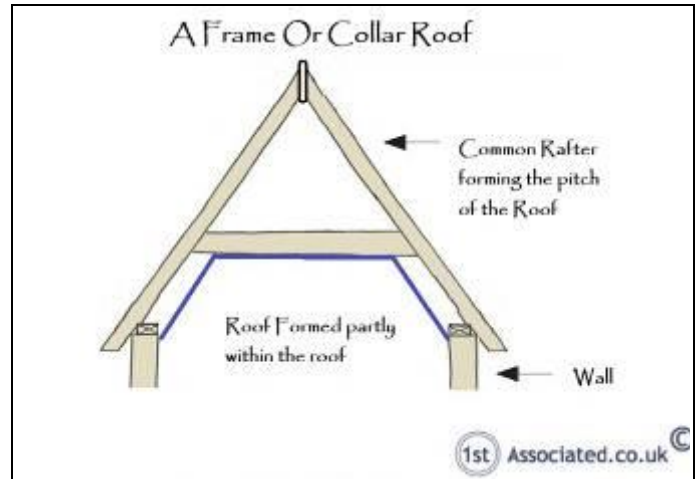
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Roof Structure

This type of roof structure has what is known as an 'A' frame cut timber roof with rooms formed below.



'A' frame roof

Roof Timbers

We have inspected the roof structure for:

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

Left Roof

Our view of the left roof was limited to a camera through the hatch on the left side. There is some darkening of some of the timbers indicating that some dampness may be getting in.



General view of left roof



Darkening of timbers



View into left roof

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Right Roof



General view of right roof



Right roof limited view due to insulation

Our examination was limited by the general configuration of the roof and the insulation. 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: The only way to be one hundred percent certain is to have the roof cleared and checked. Generally, we recommend in listed buildings that this type of insulation is removed and loft boarding with insulation beneath is added and a throughflow of air.

Fire Walls

The property has a fire wall between the left and right roof, we could not see the fire wall to the right side properly (all directions given as you face the property). The firewalls are also Party Walls.

Fire Walls Defined

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



Wall between left and right roof

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Ventilation

We noted mushroom vents to the tiled roof.



Mushroom vent



Mushroom vents
~ Aerial View - 360 Photo ~

Insulation

There is a mass of insulation. Please see the Thermal Efficiency Section of this Report.

Electrical Cables

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

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

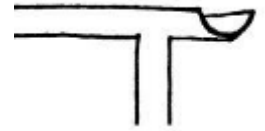
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GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The gutters and downpipes are plastic. They are in below average condition for their age, type and style. By below average condition we mean there are some minor leaks which need resolving relatively quickly. We would recommend you give them your immediate attention.

The rear gutter is discharging onto the wall as the downpipe has come away. We spoke to the owner briefly about this and he advised that he would repair the downpipe.

Downpipes feed directly into the ground

The downpipes feed directly into the ground and we cannot be certain where they go, so if there is a blockage then the drain would have to be opened up. This is a practice we are not particularly keen on; we would much prefer a gully. We would add the front middle gutter goes down to a low point and then runs down the wall.



Rear downpipe missing shown by blue arrow. Smaller pipe into larger pipe shown by white circle and downpipe directly into ground shown by blue circle

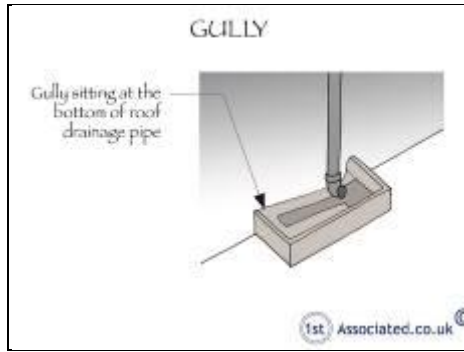
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Front right downpipes feed directly into ground



Gully



Front middle downpipes feed directly into ground

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

Soil and Vent Pipe

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

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.

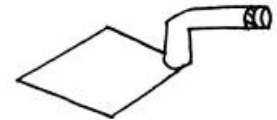
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WALLS

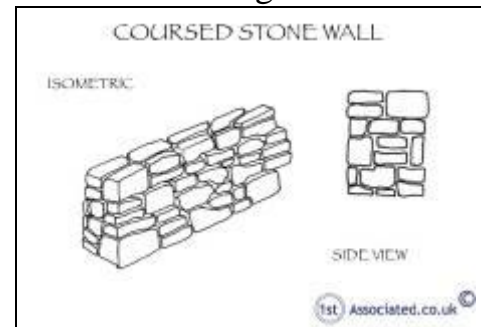


External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

The walls are constructed of rubble wall stonework with mouldings.

Stonework

The property is built in rough cut coursed limestone in a cement mortar probably in a rubble wall construction (assumed). The stonework has been wrongly repointed in cement mortar.



Coursed stone wall



Coursed stonework



Cement repointing

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

Rubble wall construction defined

Outer and inner walls formed of stone with rubble and lime mortar between and bonding stones which cross the wall to tie the outer faces together. There may sometimes be bonding timbers.

Cracking

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

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Mouldings

There is a moulding over the window on the left side which forms part of a stone mullion and window which is referred to in the Listing as a hood mould.



Moulding over window on left side
of building



Close up of moulding

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

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

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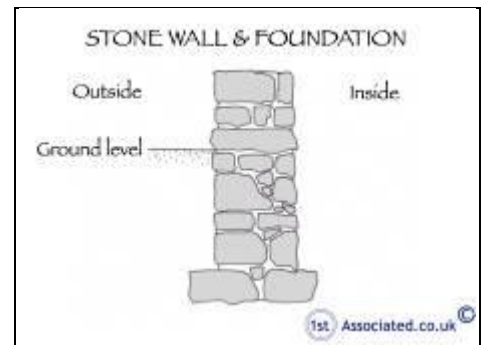
FOUNDATIONS



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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a shallow or stepped stone foundation.



Stone foundation

Building Insurance Policy

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

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

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

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

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

As no excavation has been carried out we cannot be one hundred percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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TREES



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

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

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

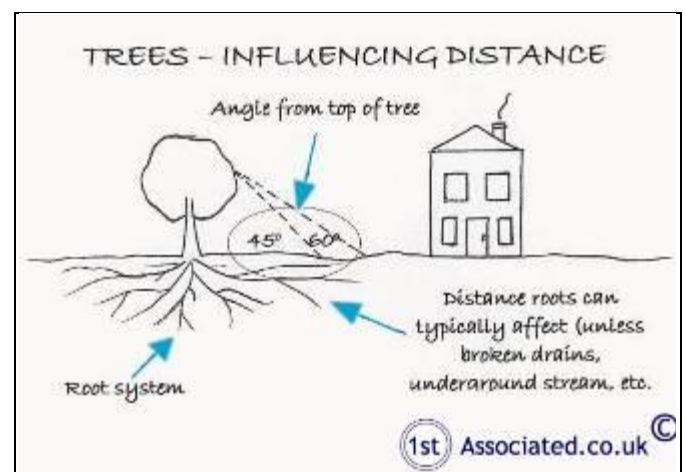
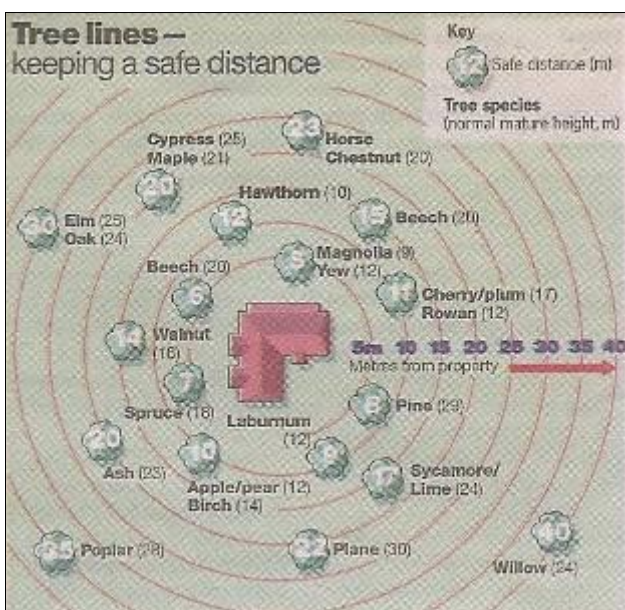
Please see our comments in the Executive Summary with regards to clearing the ivy.



Tree to rear



Ivy to the rear of the property
~ Aerial View - 360 Photo ~



Influencing distance of trees to a property

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Influencing Distance Defined

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

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

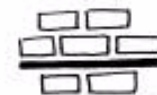
Please also refer to the External Areas Section.

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DAMP PROOF COURSE

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

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. In this case, we cannot see a DPC.

ACTION REQUIRED: Your legal advisor to specifically ask the present owners if any chemical damp proof courses have been inserted.

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

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

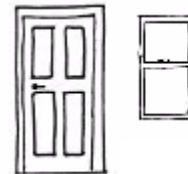
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascias and soffits are timber. They are painted / stained and we would comment they are in average condition for their age, type and style apart from where the guttering is leaking, for example to the front of the property.



Fascia

ACTION REQUIRED: Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.

Windows and Doors

The property has plastic double glazed windows without trickle vents, which generally look to be of an average quality however they are inappropriate for a listed building unless permission has been obtained which in our experience plastic windows are rarely acceptable.



Close up of rear right bathroom window
~ Aerial View - 360 Photo ~

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ACTION REQUIRED: We recommend a meeting with the Conservation Officer specifically about the windows, the roof and other features that are identified in the listing that are no longer present.

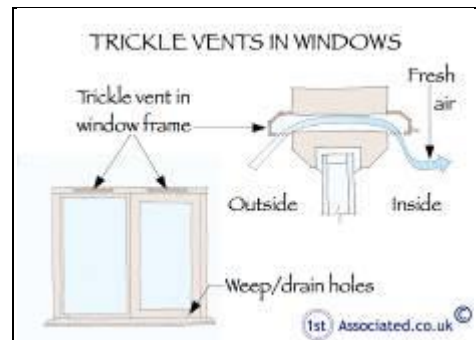
We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term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

Transferable Guarantees

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

Trickle Vents Defined

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



Trickle vents

Doors

Again, the doors are plastic which are not appropriate for this age, type and style of building.

ACTION REQUIRED: Again, specific advice should be sought from the Conservation Officer with regard to these. You may have to budget for replacement windows and doors. Please see our further comments in the Executive Summary.



Rear doors

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Front right door not used
~ Aerial View - 360 Photo ~



Front left hand kitchen door
~ Aerial View - 360 Photo ~

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

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EXTERNAL DECORATIONS

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

With the exception of the fascias and soffits due to the plastic windows and doors and plastic gutters and downpipes much of the usual redecoration is no longer required.

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

Please see our comments in the External Joinery section.

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INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceilings

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

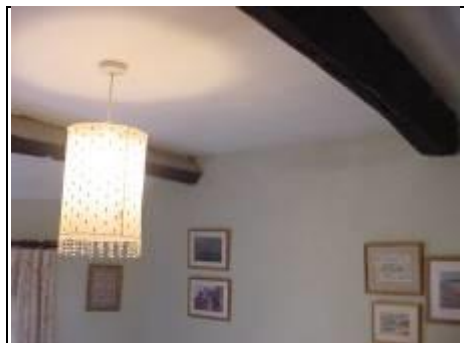


Old lath and plaster ceiling with a modern ceiling below



Modern textured paint ceiling in fan pattern in boiler room cupboard

Exposed timbers/beams



Exposed timbers to left bedroom



Metal strengthening to beams

ACTION REQUIRED: Your legal advisor to specifically ask the owner if they have carried out the metal strengthening to the timber beams as it looks relatively modern and whether they have any information in relation to this. It may have been caused by the extra weight that is added to the roof when concrete tiles are used rather than traditional lighter weight materials.

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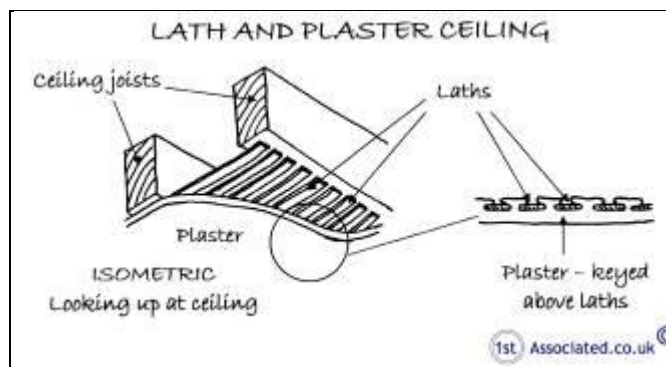
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Lath and Plaster Defined

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



Lath and plaster ceiling

Modern Plaster Defined

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

Internal Walls and Partitions

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

Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster. We now believe they are modern plaster probably onto lime plaster.

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

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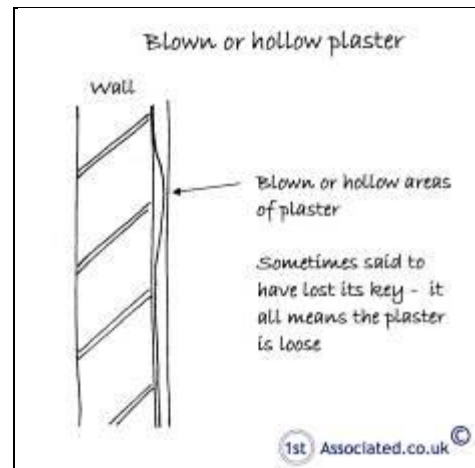
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Hollow and blown areas of plaster



Hollow and blown plaster



Hollow and blown plaster

ACTION REQUIRED: Please see the Executive Summary.

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

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

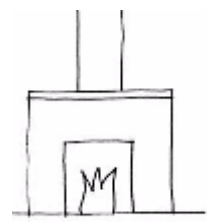
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located to the left and right hand side (all directions given as you face the front of the property). We think the chimney has been removed in part to the left side as we could not see it in the main bedroom.



Closed up chimney to right bedroom



Old chimney next to the staircase (chimney removed externally)

ACTION REQUIRED: Please see the Executive Summary.

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

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

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

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

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FLOORS



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

Ground Floor

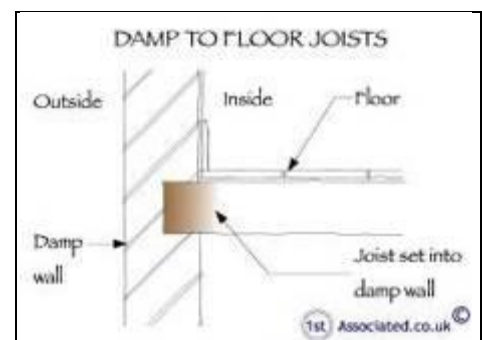
The floor felt solid underfoot so we have assumed that they were originally constructed with stone slabs or trodden earth and tiles and now it is a mixture of this and concrete.

First and Top Floor

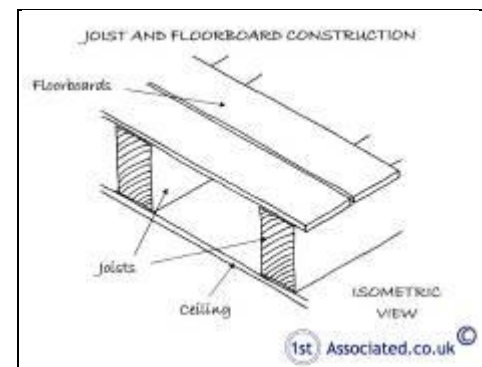
We have assumed that the floor construction is joist and floorboards with embedded timbers, as this is typical in this age of property.

Joist and Floorboard Construction Defined

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



Embedded timbers



Joist and floorboards

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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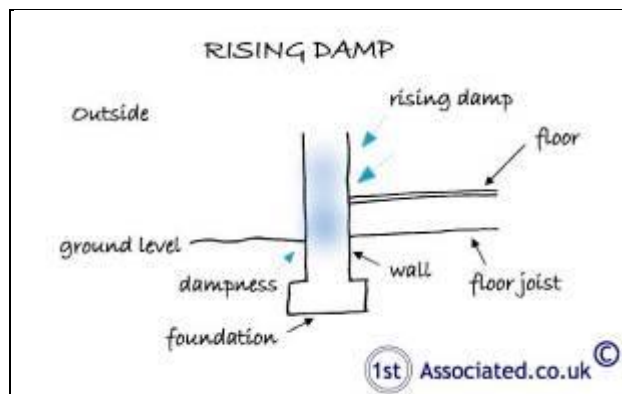
DAMPNESS



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

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



Rising damp

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

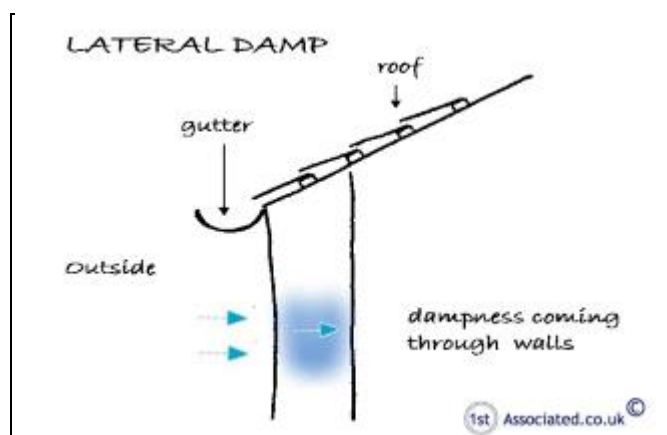
ACTION REQUIRED: Please see the Executive Summary.



Testing for rising damp

Lateral or Penetrating Dampness

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



Lateral damp

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We used a resistance meter on the external walls.
We have found significant dampness.

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



High damp meter reading in bathroom

Condensation

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

At the time of the inspection there were no signs of condensation however we believe there is a higher possibility than average of condensation particularly in the bathroom which is partly built into the ground.



Built into the ground

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

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



Bathroom extract okay

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

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



Temperature of 16.6 degrees and relative humidity of 66.5%

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 ledge and brace doors.



Example door

Staircase

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

Kitchen

We found the kitchen units in average condition, subject to some wear and tear as one would expect. Please note our comments with regard to dampness.

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 overview of the condition. Please also see the External Joinery/Detailing section.

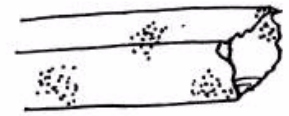
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TIMBER DEFECTS



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

Dry Rot/White Rot

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

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

Wet Rot/Brown Rot

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

We have not visually seen any signs of significant wet rot during the course of our inspection however there are conditions that we believe will make wet rot possible particularly with regard to the roof structure.

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

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Woodworm



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

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

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

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

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

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INTERNAL DECORATIONS



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

Internal decorations are in average condition. In our vendor's questionnaire the present owners advised the property was decorated in XXX. Please note our comment with regard to the cracks.

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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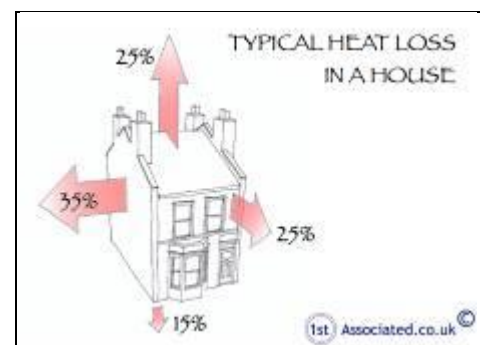
THERMAL EFFICIENCY



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

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance there is 200-400mm of insulation. We would much prefer to have loft boards with a solid insulation in listed buildings as it allows a better throughflow of air in our opinion if vents are fitted to the soffit boards which they are not in this case.



Typical heat loss

Walls

The walls to this property are solid in the sense that they do not have a cavity as a modern property would have. Also they are unlikely to have any substantial insulation, however, unfortunately it is generally very difficult to improve the insulation without affecting the external or the internal appearance of the property.

Windows

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

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

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Services/Boilers

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

Summary

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

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

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk (Centre for Alternative Technology)

*or Sustainable Energy Without the Hot Air by David J C MacKay
HTTP//www.withouthotair.com/Videos.html to download for free or buy a paper copy as we did.*

It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube

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

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

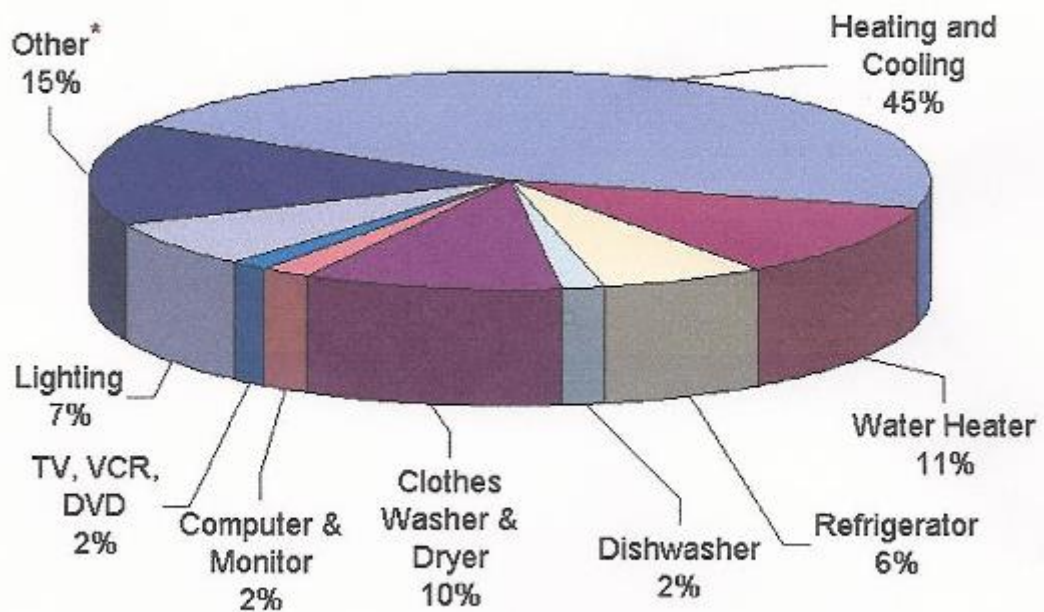
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What does my energy bill pay for?



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

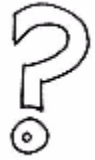
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OTHER MATTERS



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

Security

No security system was noted. In our vendor's questionnaire the owner advised 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

No smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age that is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed. We would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

Insurance

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

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

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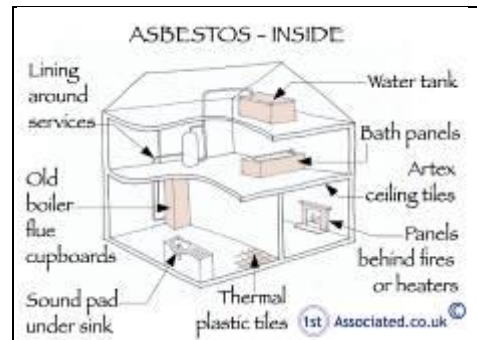
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Asbestos

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 commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.



Asbestos - inside

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

ACTION REQUIRED: If you wish to confirm you are 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:

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

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

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

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

We would also recommend speaking to the neighbours to see what they have used and of course it is always good to get to know your neighbours.

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ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institution of Engineering and Technology (IET) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

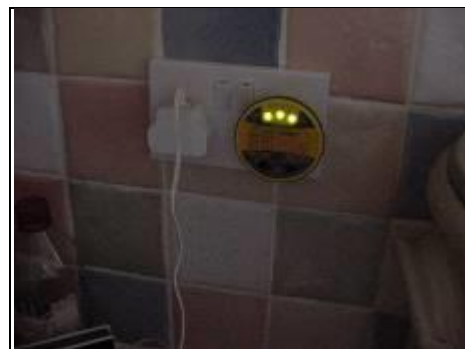
The electric fuses and consumer units were located in a cupboard in the lounge. The fuse board looked 1970's-1990's and better are now available. In an older property a defective fuse board can be particularly dangerous.



Fuse Board

Earth Test

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



Earth test

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ACTION REQUIRED: We recommend a new fuse board with a fire resisting metal case and would advise as the property is changing occupancy the Institution of Engineering and Technology (IET) recommend a test and report. Any recommendations from the report should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved. We would also recommend extra socket points are added as we noted several extension leads. See our earlier comments with regards to installing a hardwired fire/smoke alarm system.

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.

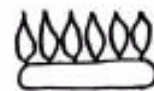
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GAS



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

We are advised that the property has mains gas. In our vendor's questionnaire the owner advised the consumer unit is located externally under the kitchen window.

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.

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

In our vendor's questionnaire we were advised by the owner that the controlling stopcock is located under the kitchen sink and that the external stopcock is in Chapel Street.

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.

Plumbing

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



Pipework under sink

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Heating

There is a Worcester boiler located in a cupboard off the lounge.



Flue for boiler to rear



Boiler

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.

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

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

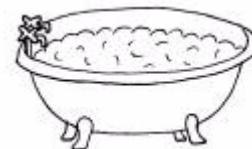
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BATHROOM



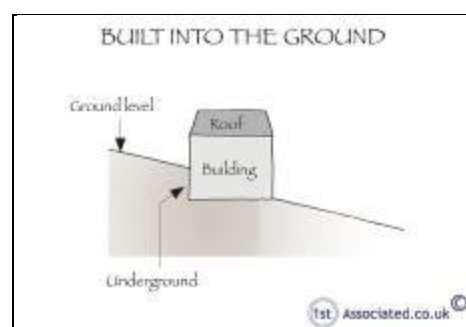
In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

Bathroom

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

Below ground construction

The bathroom is below ground level and therefore more susceptible to condensation and lateral dampness. We would also comment the window is well positioned for water coming in.



Built into the ground

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.

Manholes Defined

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

Inspection Chamber / Manhole One - Rear

We were unable to lift the manhole.



Manhole unable to lift

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

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being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

From 1st October 2011 the water authority took over responsibility for shared private sewers. These private sewers are now public sewers. However, general 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 9 o'clock rush to work.

In this case we believe the downpipes are discharging into the ground.

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

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

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OUTSIDE AREAS

Sun Map

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



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PARKING



There is no parking directly outside the building. At the time of our survey there was some parking available but we can imagine this will be very limited in peak times.

EXTERNAL



Gardens

The property is on a sloping site with gardens to either side of the property.



Gardens to front and rear of property
~ Aerial View - 360 Photo ~



Front left garden
~ Aerial View - 360 Photo ~



Front left and right gardens with retaining wall
between
~ Aerial View - 360 Photo ~

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Slightly slippery concrete path



Rear left garden with pergola
~ Aerial View - 360 Photo ~

OUTBUILDINGS

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

The gardens include relatively modern timber sheds.

Boundaries

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

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



Rear fence

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

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Neighbours

We would normally chat to nearby neighbours, but in this instance we have not spoken to any.

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

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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) Stone repairs such as repointing in cement mortar.
 - v) Amendments/removal of any walls in part or whole.
 - vi) Double glazing or replacement windows.
 - vii) Drainage repairs
 - viii) Timber treatments, wet or dry rot infestations.
 - ix) Rising damp treatments.
 - x) Asbestos.
 - xi) 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) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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- 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 1300-1900
By Linda Hall, Published by Countryside Books

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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.

APPROVALS/GUARANTEES

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

ONLY HUMAN!

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

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

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 a cool winter's day at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. As you are probably aware there has been some record breaking weather recently:

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

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

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

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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.

OCCUPIED PROPERTY

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

JAPANESE KNOTWEED

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

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

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

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

INSPECTION LIMITED

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

- 1) We did not have a full view of the roofs due to the insulation covering the ceiling joists and general configuration of the roofs. We did not physically get into either of the roofs, we viewed them from a ladder head and shoulders view on the right side and a camera through the hatch on the left side.
- 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 floors as we could not see a way to do it without causing damage.
- 4) We didn't have the benefit of talking to the owners other than briefly when we handed the keys back.
- 5) We didn't have the benefit of meeting you at the property to talk about your specific requirements.

THANK YOU

We thank you for using our surveying services.

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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. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. Article - Altering A Listed Building Without Permission
4. Air Source Heat Pump Report
5. Article - French Drains

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

www.britishlistedbuildings.co.uk

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

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Heritage Statements

Heritage Impact Assessments

Justification Statements

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

Our Heritage Statement and Impact Assessment consists of:-

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

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Thinking about altering your Listed Building without permission?

Is your Listed Building protected by law?

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

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

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

We are only the trustees for those who come after us

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

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

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

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

A case of altering a building and being taken to court

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

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

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

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

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

Historic Vandalism

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

Always obtain advice and approval

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

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AIR SOURCE HEAT PUMP REPORT

To establish whether a form of ASHP would be suitable and cost-effective a full survey by Microgeneration Certification Scheme (MCS) accredited installer to provide a heat-loss report and predicted heat generation for the house. That is a requirement if an application to funding through the Renewable Heat Incentive (RHI) scheme is to be made.

There are two types of ASHP:

- a) Air-to-Air: Works by which absorbing heat from the outside air and transferring it directly into the building via a fan system to heat a room. NB not eligible for RHI scheme
- b) Air-to-Water: Works by absorbing heat from the outside air and transferring it via the central heating system to provide hot water, radiator, or underfloor heating in an indoor space (or all three).

The ASHP is effectively a reversible air-conditioning system optimised to provide heat. Most common system used in the UK is the air to water system used to provide space heating only.

The unit is installed externally on a wall of the building and for a listed building planning consent and Listed Building Consent is required; as such early engagement with the LPA is essential. Siting of the unit should, for efficiency, be in an exposed position with good sunlight where possible. The units do emit noise when running and the proximity of neighbouring properties will be taken into account in the planning decision. The units run more efficiently when in continuous use so there will be a background noise at most times.

The principle of operation is straightforward in that heat is extracted from the outside air, transferred via a finned heat-exchanger and large fan to produce warm or hot water for space heating. A diverter on the system can supply a hot water cylinder.

As the water is produced at a lower temperature than gas or oil based systems it is generally recommended where a large area can be used for the radiation of the heat, such as a large ground floor. Where that is not possible, larger, low-temperature flow radiators will be required. Air to Air systems require ducting and vents which for solid wall construction would be surface-mounted and as such LBC would likely not be granted.

Costs:

- a) Installation

Will depend on the type of system and whether space-heating only or with DHW is installed. Typical costs are from £8k to £18k.

- b) Running

The key factor affecting the running cost is the Coefficient of performance (COP) typically 2.5 to 3.5 for ASHP systems., the better a building is insulated improves the COP.

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COP for a given unit of energy used the units of energy produced. Depending on the efficiency a separate heat source may be required for DHW.

For an ASHP system to be effective the house would need to have a well-insulated roof-space. Whilst solid floors can be insulated it is an intrusive process and as floors in historic buildings were built to be vapour permeable care must be taken in replacing traditional floors.

‘Disadvantages’ of ASHP to consider:

Lower heat supply than boilers

This type of heating has a lower heat supply compared to oil and gas boilers, so larger radiators might be needed. The water that is circulated within radiators that are connected up to boilers might operate at a higher temperature than those of an ASHP system.

So, for the same amount of space heating, you will need a larger heat emitting surface.

Extra spending to install underfloor heating

Due to the lower heat supply, air source heat pumps are most commonly used with underfloor heating to get the most out of the system. This is because you will not need as high temperatures to operate this. This can mean that your installation costs will be higher if you do not already have an underfloor heating system installed.

Home must be well insulated already

In order to reap the full benefits of an air source heat pump, you will need a well-insulated home to begin with. However, this is true for any heating system.

If heat can easily escape from your home through windows, doors, or through walls, then you will need more energy to keep the space warm. Therefore, ensure your home is insulated well enough.

Lower efficiency below 0°C

Although air source heat pumps can work at temperatures as low as -20°C, they do lose efficiency below 0°C.

Lower savings

If there is access to ‘cheap’ mains gas, then the difference between the gas price and the electricity price (for powering an air source heat pump) won’t be significant.

Electricity is needed to run an ASHP

Air source heat pumps need electricity to run, making them only semi-renewable. This can be a disadvantage for some if they are looking to make their home entirely green.

If you need to have your heat pump on year-round, then you will naturally not see as significant drops in your energy bill as you would if you paired your heat pump with a solar panel, for example.

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ASHPs can be noisy

Air source heat pumps can be somewhat noisy when they are running, comparable to a regular air conditioner or light to heavy rain. However, companies are continually making them quieter. This depends on the temperature of the water in the heating system (also known as 'flow temperature'). To be able to heat water, the flow temperature needs to be approximately 55°C. If your system is only designed for space heating, the flow temperature will be 35°C.

If you are looking for both space heating and water heating, then opting for an ASHP that has a flow temperature of 55°C is needed.

‘Advantages’ to consider:

Can Work Even in Lower Temperatures

An air source heat pump can extract heat from the ambient air even at a lower temperature, down to -20°C. What is more, heat pumps are known to work efficiently in severely cold countries such as Canada. Success stories reveal an air-to-air heat pump can generate 40°C heat when outside technological advancements to improve this and reduce their noise.

Low Carbon Footprint

Air source heat pumps are a form of low carbon heating, as they use the outside air to heat or cool your home. If you are switching from a coal- or electricity-based heating system, you can significantly reduce your carbon emissions.

Save Money on Energy Bills

By switching to air source heat pumps, you can reduce your energy bills as you'll be using the outside air for your heating and cooling needs. Your savings will be more significant if you are going from an electric or coal-based system.

The running costs of heat pumps depends on a few factors, from the efficiency, to the amount of heat needed, and the temperature of the heat source.

Eligible for RHI

You could receive payments by generating your own heat through the Renewable Heat Incentive. By making use of this green energy grant, you can save even more on your energy bills.

Air-to-water heat pumps are eligible for the domestic RHI and the scheme has been extended until March 2022. This means, if you install your heat pump within that deadline, you will receive payments for each unit of heat generated for a period of 7 years. The domestic RHI payments are calculated based on the current RHI tariffs, your heat pump's SCOP, and of course, your energy demands.

Can Be Used for Heating and Cooling

Air source heat pumps can be used for both heating and cooling purposes. Depending on the model, they can provide cooling in the summer and heating in the winter.

In addition, air source heat pumps work very well with underfloor heating — so if you want to get the most out of your system, you should strongly consider installing underfloor heating.

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Can be Used for Space Heating and Domestic Hot Water

Depending on the air source heat pump, it can also be used to heat your water. This depends on the temperature of the water in the heating system (also known as 'flow temperature'). To be able to heat water, the flow temperature needs to be approximately 55°C. If your system is only designed for space heating, the flow temperature will be 35°.

High Seasonal Coefficient of Performance

Air source heat pumps are efficient both in the winter and summer, thanks to an outstanding SCOP (seasonal coefficient of performance). The COP of a heat pump is a way to measure its efficiency by comparing the power input needed to produce heat to the amount of heat output. A 'seasonal COP' figure is adjusted to seasonality.

For example, a typical air source heat pump runs at a COP 3.2 when the outside temperature is above 7°C. This means that the heat pump is 320% efficient: for each kWh of electricity used by the fans and the compressor, 3.2 kWh of heat is generated. The higher the COP, the better.

Therefore, when considering an air source heat pump's COP vs outside temperature, then you will find that despite some slight fluctuations, they can run efficiently year-round. To be able to compare heat pumps based on how much they are affected by these efficiency changes, the seasonal COP is used.

Easy Installation Process

Installing an air source heat pump can take as little as two days. Installing an air source heat pump is easier than installing a ground source heat pump, because you don't need to dig. An air source heat pump typically doesn't require any planning permissions, but it is always advised to check before you start your process. It's an ideal option for both retrofits and new builds.

Low Maintenance

Servicing and maintenance should be done by a technician once a year. There are a few things that you can do to ensure optimal performance of your heat pump, from cleaning filters, to checking for system leaks, checking refrigerant levels, clearing leaves and dust from your heat pump, and so on. Any more technical tasks should only be done by a certified installer.

Long Lifespan

Air source heat pumps have a long lifespan, and with proper maintenance, they can be operational for up to 20 years. Most air source heat pumps have 5-year warranties.

No Fuel Storage Needed

No fuel storage is needed with air source heat pumps, because the fuel used is the outside air. Any fossil fuel source apart from mains gas requires storage facilities and access for deliveries.

Can be Powered by Wind or Solar Energy

Air source heat pumps can be powered by wind or solar energy instead of electricity from the grid. Most heat pumps are considered semi-renewable, as electricity is still required to run the system. However, if you combine heat pumps and solar panels, you can make your home even more sustainable.

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Sources of Information used in this document:

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

<https://heatpumps.co.uk/>

<https://energysavingtrust.org.uk/>

<https://ecoeastanglia.co.uk/>

https://www.spab.org.uk/sites/default/files/documents/MainSociety/SPAB%20Briefing_Energy%20efficiency.pdf

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French Drain

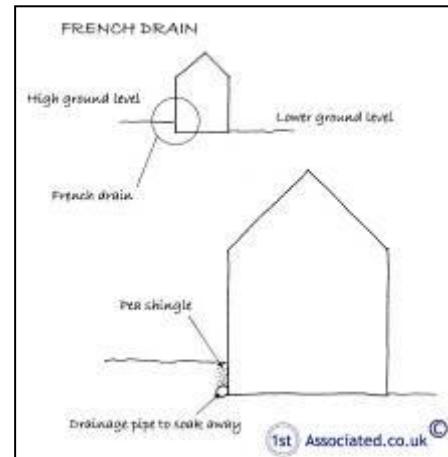
Using a French drain to resolve a dampness problem

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

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

What use is a French drain?

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



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

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French drains must be on a slope

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

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

The French drain system that we would recommend

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

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

The French pond!

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

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