

JOB REFERENCE: PR6/MH/MB

PROPERTY REPORT

**Public House
Surrey**



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

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INTRODUCTION

We have been instructed to inspect and prepare a Property Report and Schedule of Condition for Mr X.

We visited the property on XXXXXXXX.

The Property Report gives you advice on what we see are the key property issues. We have also prepared a Schedule of Condition in relation to the lease you are considering.

We assume the property is being let on a standard Full Repairing and Insuring Lease.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a detached two storey property which has been extended and amended over the years including single storey extensions/alterations for the toilets, conservatory, kitchen and beer store.

There is a car park to the right hand side and a detached outbuilding. To the rear of the property there is a beer garden and unused land including a wall that has restraints on it to the far right hand side which you need to check the ownership of (all details, responsibilities and liabilities to be checked and confirmed by your legal advisor).

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

SUMMARY OF CONSTRUCTION

External

Chimneys:	Brick / render chimneys
Main Roof:	Pitched, clad with slate with hidden box gutter
Rear Roofs:	Pitched, clad with slate
Flat Roofs:	Asphalt roof over toilets
Conservatory roof	Polycarbonate roof
Main Roof Structure:	Cut timber roof
Gutters and Downpipes:	Cast Iron / Plastic
Soil and Vent Pipe:	Plastic, some cast iron may remain
Walls:	Flemish Bond brickwork /Stretcher Bond brickwork / Painted render (assumed)
Fascias and Soffits:	Painted timber
External Detailing:	Georgian style sliding sash windows (meaning they are slightly wider) 6 x 6 sashes, casement windows and metal windows

Internal

Ceilings:	Lath and plaster / plasterboard (assumed)
Walls	Mixture of solid and studwork (assumed)
Floors: Ground Floor:	Concrete (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We are advised that the property has a mains water supply, drainage, electricity and gas. The property has a Potterton (assumed) floor mounted boiler located in the kitchen area. The electrics are located in the cellar area and are 1960's and 1970's.

The above terms are explained in full in the main body of the Report.

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

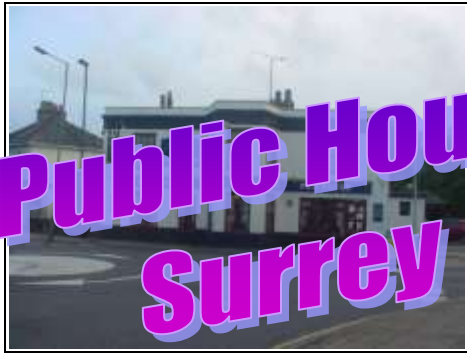
Listed/Conservation Area

We normally carry out an informal check as to whether the building is listed or in a Conservation area. In this instance we have been unable to find a reference for the property in BritishListedBuildings.co.uk.

ACTION REQUIRED: Your legal Advisor needs to check and confirm with the Local Authority to see if the building is listed. If it is, this means that there may be a more onerous responsibility when repairing the property.

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EXTERNAL PHOTOGRAPHS



Front Elevation



Rear Elevation



Left Hand Elevation



Right Hand Elevation



Parking



Beer garden

ACCOMMODATION AND FACILITIES

(All directions given as you face the property)

Ground Floor – Trading Area

Front of House

- 1) L shaped bar
- 2) Ladies and gents toilets right hand side
- 3) Conservatory rear right hand side

Back of House

- 4) Bar Servery
- 5) Prep area behind bar
- 6) Python room
- 7) Kitchen cooking area
- 8) Lobby area between kitchen and conservatory
- 9) Store (hot water cylinder)
- 10) Laundry room
- 11) Beer cellar

Private Living Accommodation

First Floor (accessed from central staircase in preparation area)

- 1) Lounge
- 2) Bedroom front left
- 3) Bedroom rear left
- 4) Bedroom front right
- 5) Bedroom rear middle
- 6) Bathroom rear right
- 7) Access corridor (used for ironing)
- 8) Stairs with landing area
- 9) Large cupboard at top of stairs with roof access
(no access to rear roof)

Outside Areas

There is a car park to the right hand side and a detached outbuilding. To the rear of the property there is a beer garden and unused land including a wall that has restraints/tie bars on it to the far right hand side which you need to check the ownership of.

Your Legal Advisor needs to check and confirm what your legal rights are with regard to access, parking and permitted hours of work.

There are no toilets for the less able / disabled. The smoking area, we believe, is to the rear.

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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 business when we are trying to second-guess what your 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 550 photographs (a CD copy of all photographs is enclosed) 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 lease (or indeed commit to purchasing the lease), 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.

When taking on a lease there are three key areas, these are:

The Business

Only you can decide upon the true potential of this property for your business and its value to you; although we do recommend taking independent advice on the market value and this will identify what the typical user would pay.

The Lease

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our (and your) attention immediately. We assume this is a standard full repairing and insuring Lease. We reiterate that we have not seen a copy of the lease.

ACTION REQUIRED: Ensure that the Schedule of Condition is attached to the lease.

The Property

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease.

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it and should be signed and appended to the lease.

Plus Points

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!

To summarise these into plus points:

- 1.0) The pub benefits from having reasonable sized front of house space and a larger than expected back of house space with the exception of the kitchen.
- 2.0) The pub is possible to separate and divide the layout as there are bars and also the conservatory which has separate potential as a function room and dining area.
- 3.0) There is a reasonable sized parking area and a beer garden and other space to develop (assuming it is your space).

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

Medium Priority

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

1.0) **Damp from chimneys**

Dampness is coming in around the chimneys. We believe this may relate to the cement flashings.

ACTION REQUIRED: Make chimney watertight, add a lead flashing rather than a cement flashing, repoint and check flaunchings.

ANTICIPATED COST: We would expect costs in the region of £2,500 - £5,000 to carry out the lead flashings, repointing and general work to the chimneys. As it is likely to require scaffolding the cost of accessing the areas can be expensive; please obtain quotations.



Cement flashings on middle chimney, replace with lead



Dampness visible to central chimney

Please see the Chimney Stacks Section of this Report.chimney

2.0) **Roof problems**

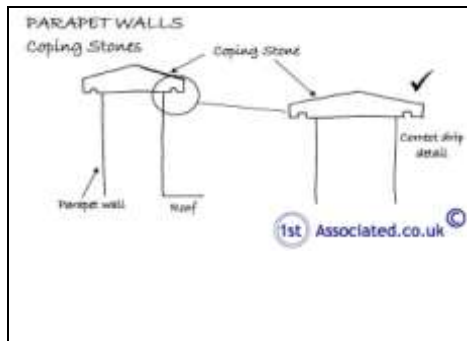
There are numerous roof problems to the property. Some of these relate back to original design issues, some relate to a lack of maintenance over the years. For example, we can see box gutters to the front and parapet walls that are allowing dampness into the property. We can see slates that have been displaced and are not protecting the building and keeping it watertight.

ACTION REQUIRED: Exclude roof from the lease or carry out major repairs to ensure the roof is watertight. Work to be carried out by the existing leaseholders or the landlord.

Specifically we would identify the problems as:

2.1) Parapet walls

The parapet walls are letting in water. We can see that the front parapet wall has had mastic applied to the joints and the rear parapet wall to the rear roof is loose.

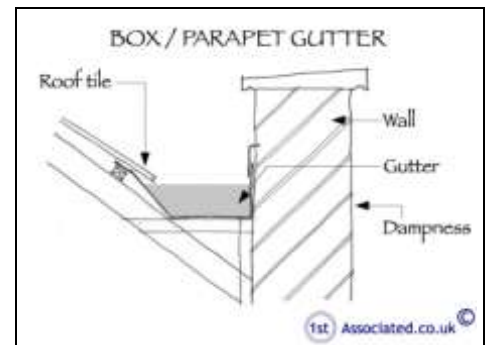


Part of parapet wall coping stones have been masticed in place due to leaks

The dampness to the front right hand bedroom is considerable and is visible with damp meter readings from 80 to over 100 when we would expect 60 at the maximum. We spoke to the owner specifically about this who advised that the bedroom had to be regularly redecorated.

2.2) Box Gutters

There are box gutters to the front and rear of the property. The box gutters are letting in water, we can see they have been patch repaired over the years with flash band which we consider a temporary repair material. They need to be made properly watertight. We also fear, as this has been long term dampness getting into the property, that there could be considerable problems.



Problematic box gutter to the front of the property

Flashband Defined

Flashband is a sticky backed felt which is best used for temporary repairs only.



General view of front box gutter



Rear box gutter

We believe a proper access hatch should be formed to gain access to the front box gutter.

2.3) Main slate roof and rear slate roof deteriorating

It can be seen that the slate roofs have had problems for many years and are no longer protecting the property properly. We can also see that there have been various repairs over the years such as re-securing the slates using tingles and masticing the slates and also turnerising the slates.



Slates in mess to high level roof



Tingles on slates



Displaced slates



Turnerised/masticed repairs

ACTION REQUIRED: The roof is now a major issue. In our opinion it will need completely re-roofing although it is difficult to identify exactly when. Major maintenance work will extend the life of the building but there is likely to be damage caused to the roof structure. The slates are precariously held in place by little more than gravity in

lots of areas and a storm, heavy rain or snow could lead to major problems.

Lead Tingles or Lead Slaps Defined

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

Turnerising Defined

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

Masticing of slates Defined

This is a modern practice we are coming across where slates are masticed in place and then secured by nails.

2.4) Right hand asphalt flat roof over toilets

The right hand asphalt flat roof over the toilets has been patch repaired with flashband. Dampness can be seen in the walls below in the form of deteriorating render. It is disappointing that asphalt has been repaired in this way as it is such a relatively easy material to repair by a skilled tradesperson. The flashband repairs in fact now make it more difficult to repair.



Flashband repair to asphalt roof



Deteriorating render through dampness

ACTION REQUIRED: We would recommend re-roofing of the existing slate roof areas and repairs to the asphalt areas such as the box gutters.

ANTICIPATED COST: In the region of £30,000 to £50,000 as the

property is likely to require scaffolding including a roof to allow trade to continue and live in the property. Quotations need to be obtained. This is major work and as mentioned needs to be either excluded from the lease or repairs carried out. We would add that we could go into more detail with regard to specific areas where there are problems but we do feel that this roof is in a condition where it is more economical to repair the entire roof than to patch repair sections of it. This roof can of course be made to last longer by carrying out patch repairs but we do not believe if you are taking on a lease that this should be the way forward.

Please see the Roof Coverings Section of this Report.

3.0) Walls

3.1) Walls wrongly repointed in cement mortar

The walls have been wrongly repointed in a cement mortar. Buildings of this age would have typically had a lime mortar originally which is far softer, the cement mortar is causing deterioration to the red bricks. This is often known as spalling.



Wrongly repointed in cement mortar

Spalling Defined

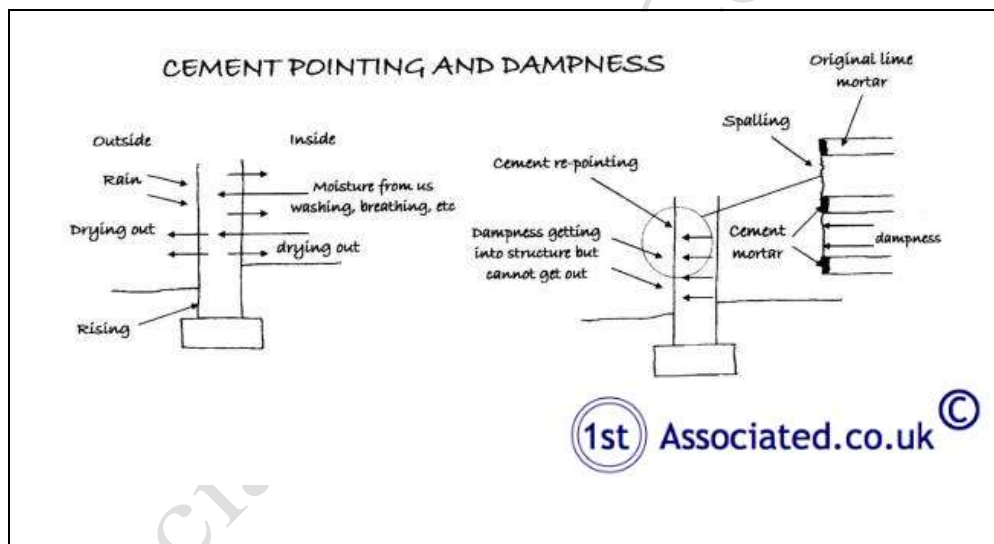
Spalling occurs to brick or stone when water penetrates the surface and via freezing and thawing starts to cause deterioration to the surface. This in turn allows further water penetration and the surface breaks up further. This ultimately can lead to water damage or structural damage to the area.

Lime Every Time (Inappropriate Cement Mortar Re-pointing - for the Age of this Property)

The use of cement mortar causes deterioration to brickwork and does lead to the face of the bricks deteriorating, which in turn leads to dampness. It is very important to re-point correctly to stop further deterioration.



Spalling bricks due to re-pointing in cement mortar



ACTION REQUIRED: Repoint in a lime mortar.

ANTICIPATED COST: Between £5,000 to £10,000 to completely re-point this building in a lime mortar. You would also need to carry out repairs to the brickwork. You must obtain quotations on this as it is quite specialist work. We would only recommend it is carried out once the roofing work is completed.

4.0) External joinery

The property is in need of redecoration. To the sliding sash windows for example there were areas where we could push our knife right through the timber, i.e. to the left hand window. Whilst we are talking about windows, we would draw to your attention the metal windows that remain in the property which were very popular in the 1960's. Many of these are showing signs of rusting.



Bare timber visible and some rot to windows

There were other areas where we could see that the timber was completely bare for example the fascias and soffits to the right hand side of the property at high level.



Rot to the window allowed us to push the knife blade completely into the timber frame

In addition the signage was fading and deteriorating.

ACTION REQUIRED: We would recommend complete redecoration and repair of the external joinery before the winter of 2013. We would remind you that a full repairing and insuring lease normally requires redecoration every four to five years and redecoration at the end of the lease which clearly hasn't happened in this case.

ANTICIPATED COST: In the region of £5,000 - £10,000; please obtain quotations. It may be more economical to replace some of the windows if the Local Authority will allow you.

Please see the Windows and Doors Section of this Report.

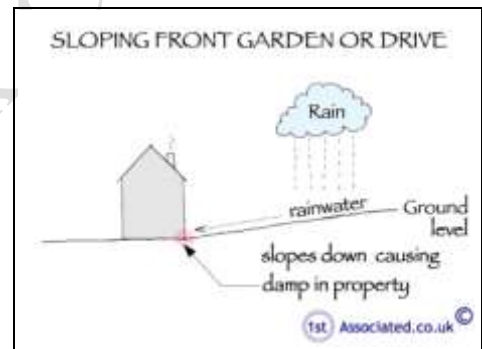
5.0) Redecoration clause

The painted render is flaking. At the end of the lease typically you are required to redecorate which obviously hasn't taken place in this instance. In addition to this there is normally cyclical maintenance required every four to five years; we would say this has not taken place as well which means that the timber, etc is vulnerable and likely to have deteriorated. This is a liability you should not take on the responsibility for.

ACTION REQUIRED: We would recommend redecoration is carried out before the winter of 2013.

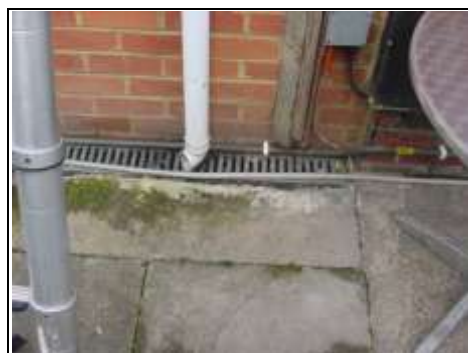
6.0) Water discharging against property

There is dampness to the base of the property. We noticed the car park discharges towards the public house. There has been a running gully added to catch the water from the car park however the water still looks to be causing dampness, (please see the photo where dampness can physically be seen).



ACTION REQUIRED: The running gully needs to be improved and/or additional running gulleys added to the car park together with basic cleaning carried out at the running gully.

ANTICIPATED COST: In the region of £2,000 to £4,000. Ideally this running gully should discharge into the main drain system. Please obtain quotations.



Running gully



Water discharging against building

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7.0) Dampness in walls

We can see and obtain readings for both lateral and rising dampness in the walls.
Examples:

1. Within the bar we can see flaking plaster and paint to the front wall
2. Within the toilets we can see areas of blown tiles and missing wall tiles.
3. In the conservatory there are areas of dampness.

These are for a range of reasons from leaking roofs, to the water discharging from the car park against the wall, to high ground level.

We would add that walls can take a long time to dry. Once the property is watertight there will be a drying out time. The rule of thumb is typically per inch of wall you need to allow one month; these walls will typically be 9 to 12 inches thick which will take 9 to 12 months.

ACTION REQUIRED: We have made recommendations earlier with regard to what looked to be the main issues to us however often dampness issues are a combination of issues and you need to start by a process of elimination that we have mentioned within this report.

Please see the Dampness Section of this Report.



Dampness in bar



Blown tiles to walls

8.0) Plastic roofs

There is a plastic polycarbonate roof over the conservatory and to the rear over the smokers area there is also another plastic corrugated roof. We would add that we believe the polycarbonate roof over the conservatory is leaking due to the displacement of some of the panels and we would comment that a corrugated plastic roof is not an ideal roof for a smoker's area.



Polycarbonate roof



Plastic corrugated roof

9.0) Kitchen and cellar not to Environmental Health standards

We feel that an Environmental Health check on the property would, if they so wished, be able to close the property down due to the hygiene standards. This ranges from everything from shelves that are literally worn through to altro style flooring that is also worn through together with general cleanliness of the wall tiles and also the dampness that can be seen throughout the cellar and the unevenness of the floor.



Worn altro style floor in bar



Cracked and uneven floor to cellar

ACTION REQUIRED: We would recommend that you ask Environmental Health to visit the property informally before you take over the pub to ask for their general comments. Also your legal advisor to ask the owners and the lessees for any historic information with regards to Environmental Health officer's requirements and improvements to the property.

ANTICIPATED COST: We would expect this to be in the thousands of pounds for repairing and replacing such things as the altro style flooring behind the bar and in the kitchen and the deteriorating concrete floor in the cellar area. Please obtain quotations.

10.0) **Dated catering kitchen, no private kitchen and dated bathroom**

Ultimately you should be looking to upgrade these areas. Initially we would add things such as large humidity controlled extract fans to the upstairs shower room and to the kitchen areas.

ACTION REQUIRED: A good clean would help all the different areas. Ultimately we would recommend replacement as required.

ANTICIPATED COST: It really can be as much or as little as you like on some of these areas. Please obtain quotations.

11.0) Services

11.1) Electrics

We found numerous fuse boards ranging from 1960's to 1970s and 1980's. The earth test that we carried out in the kitchen failed.

ACTION REQUIRED: IEE periodic test and report required carried out by an NICEIC approved electrician. You need to re-wire. We would recommend at the very minimum you should have a new fuse board as soon as possible.

ANTICIPATED COST: £500 - £750 for a new fuse board, we would expect thousands of pounds for re-wiring; please obtain quotations.

Please see the Services Section of this Report.



Old fuse board



Newer fuse boards



Earth test failed

12.0) Heating

There is a very dated Potterton floor mounted boiler. We would say it is past its sell by date and you should budget to replace. We also noted that the radiator system throughout the property was on micro bore pipes which we tend to find that these are not particularly efficient and tend to block which is particularly important where you have a damp property such as this.



Boiler

ACTION REQUIRED: Assess future life and replace boiler. Also consider having a two boiler system.

ANTICIPATED COST: In the region of £3,000 - £8,000 as you may have to replace radiators as well. Newer boilers tend to be higher pressure than old boilers; please obtain quotations.

Please see the Services Section of this Report.

High Priority

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

The roof and the associated areas and the dampness it is causing have to be given high priority. You need to negotiate hard with regard to this and get it excluded from the lease or fully repaired for the landlord. Looking back through the list of medium priority work you will really need to have these carried out the sooner the better.

SUMMARY UPON REFLECTION

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

The roof is a major issue with the property. You need to consider carefully its implications to you and future liability. To give you an indication of the type of dilapidations claims we are seeing, we have recently been to a property (this week) where the claim was for £80,000 for disrepair. The risk to you of taking on this property needs to be very carefully considered and we believe negotiated very strongly upon.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

REPORT FORMAT AND INFORMATION

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

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 Lease.

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.

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.

AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

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, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

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 - just phone us.

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



EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS AND ROOF WINDOWS

Chimney Stacks

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

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

Chimney One – located to the front left hand side (although best viewed from left hand side)

This chimney is painted white render with a cut lead flashing with one flue and one chimney pot. From what we could see from ground level it looked in average condition considering its age, type and style. We were unable to see the flashing fully, we therefore cannot comment upon them. Within the roof, unfortunately we were unable to see this chimney properly so we are unable to advise whether dampness is getting in.



Left hand chimney



Chimney Two – located to the front middle

This chimney is brick finished with a cement flashing and four chimney pots. Dampness is getting into this chimney and the surrounding timbers, dampness could be seen within the roof.

ACTION REQUIRED: Please see our comments in the executive summary.



Cement flashing to middle chimney allowing dampness in

Chimney Three – located to the rear

This is a brick chimney with two chimney pots and one flue. From what we could see from ground level it looked in average condition considering its age, type and style. We were unable to see the base of this chimney.



Chimney three located to rear

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.

Render Defined

A sand and cement external coating applied in two or three coats or layers.

Flues

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

The property has an extract flue from the kitchen going through the smoker's area which is not ideal going through a plastic roof.



Extract flue from kitchen to rear going through smoker's area

Parapet Walls

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

In this case there are parapet walls to the front roof and parapet walls to the rear roof.

Front roof parapet wall

The front parapet wall is brick built and rendered on one side and asphalted on the other. Please see our comments in the Executive Summary with regards to dampness getting in.



Front parapet wall



General view of front parapet wall

Rear roof parapet wall

The parapet wall looks to have been repaired time and time again. We can see that flashband has been used.



Rear roof parapet wall



Flashband repair

ACTION REQUIRED: The entirety of the box gutter needs to be stripped, the decking checked and re-laid ideally with a lead box gutter as we find these work best over time.

Finally, we were only able to see approximately fifty percent of the parapet wall, therefore we have made our best assumptions based upon what we could see. A closer inspection may reveal more.

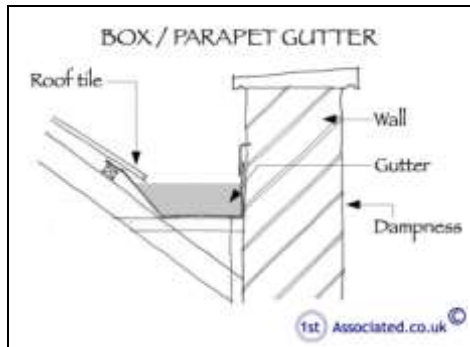
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Box gutter



Moss on box gutter indicates it hasn't got a fall on it. Also note flashband repairs to the slate roof at the junction of the slate and asphalt

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

Roof Windows

The property has a purpose made roof light, which looked in reasonable condition. We would recommend that you check its condition when carrying out work to the main roof.



Roof window to rear



Internal view of roof window

It seems inevitable with roof windows that they will sooner or later leak. If this doesn't occur then they seem prone to condensation. Keep a cloth handy!

Finally, we have made our best assumptions on the overall condition of the chimney stacks, flues, parapet walls, and roof windows 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. 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 it may or may not be present, please read on:

We will consider the roofs in four areas, the main roof, the two flat roofs and the conservatory roof

Main Roof

The main roof is pitched and clad with slates which are hidden by a parapet wall. The front roof is not visible at all from ground level and had to be viewed via a ladder. Further investigation is required due to the limitations of viewing the front roof.

The rear slate roof shows displaced slates, holes in the slates, slipped slates, missing slates, and generally is in a precarious condition. It would only take a heavy downpour, snow or strong winds to displace major parts of this roof.

ACTION REQUIRED: Please see our comments in the Executive Summary. We recommend the roof is replaced.



Main roof to rear



Displaced slates

Valley gutter

This property has valley gutters. Valley gutters are formed where two roofs meet and these are generally problematic. Unusually the slates have been cut together rather than having a gully. In this case they have been formed in asphalt and lead which we consider to be the best material.



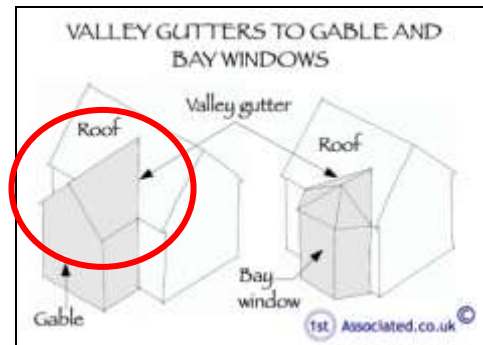
Looking down at the valley gutter



Valley gutter

Valley gutter defined

A valley gutter is where two roofs meet or where there is a change in roof direction.



Low level slate roofs

There are low level slate roofs to the rear of the property to the single storey extensions. The low level roofs are in much the same condition as the main roof where there is again displaced slates, slates missing, slates slipped and cracked.



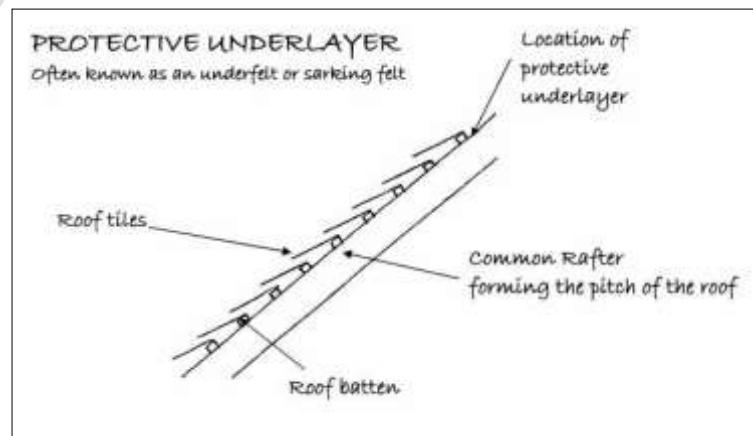
Slates completely displaced.



Slates missing

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.



When we inspected the main loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.



Damage to sarking felt

Please note we have not been able to view the low level pitched roofs and we have not been able to confirm if they have a protective underlayer. This means, where there are slates cracked, missing or not watertight, that rainwater could get directly into the roof.

Flat Roofs

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

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

Flat roof over toilet

This is an asphalt roof which we consider a good quality material. This has had various flashband repairs over the years.

ACTION REQUIRED: This roof needs to be properly repaired with asphalt.



Flashband repair to asphalt roof

Note: there is also asphalt to the box gutters to the front of the property and asphalt to the box gutter to the rear of the property. Asphalt is generally an excellent flat roofing material but it does need to be repaired properly as opposed to ad hoc sticking plaster type repairs from flashband. Unfortunately it's poor condition and lack of proper repairs has allowed dampness to get into the building over a long period.

Small flat roof next to conservatory

This is a flat felt roof which is a link roof between the main building and the conservatory. It has ponding to one end and didn't feel very solid under foot.



Small flat roof to the link section between original building and conservatory

Conservatory roof

This is a very shallow pitched conservatory roof of polycarbonate. One of the panels is displaced. We normally find that these leak at the joints. We were pleased to see that there were two roof windows in them which can be opened when these areas get too warm. Conservatories generally have heat gain during the summer and heat loss in the winter.



Polycarbonate roof



Some polycarbonate panels are out of place



Vent in polycarbonate roof which we were pleased to see as it will get heat gain in the summer and heat loss in the winter

ACTION REQUIRED: This polycarbonate roof is what it is, it does need the debris clearing from it and the moss to help prolong its life and it also cleaning it as well tends to work well.

All the roofs were inspected from ground level or via ladders with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from the roofs themselves. Please note we have not accessed the roof to the front of the property.

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

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

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ROOF STRUCTURE AND LOFT

(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

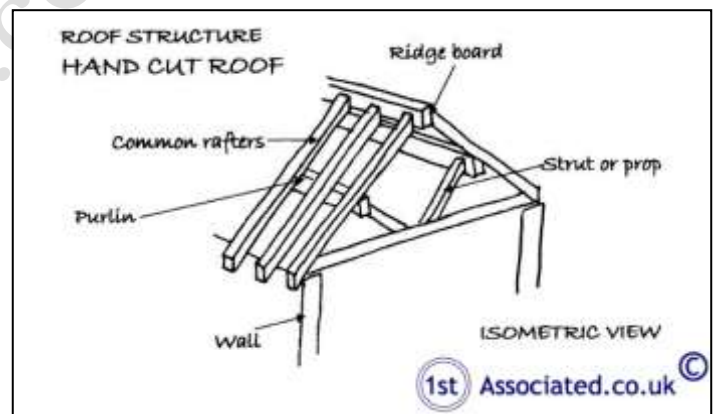
Roof Access

The main roof is accessed via the loft hatch located in a cupboard at the top of the stairs. We physically didn't get in the roof due to the size limitations.

The loft (perimeter) has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

This type of roof structure has what is known as a cut timber roof. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.



Roof Timbers

We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers



General view of inside of roof

- Structurally significant dry rot
- Structurally significant wet rot

Our examination was limited by the general configuration of the roof and the insulation. What we could see was generally found to be in a better condition than we expected given the dampness that is within the property. However we believe that the insulation is hiding a lot of the problems. We would add that the amount of insulation is likely to cause condensation problems unless the roof is vented. We would also add that it is feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: Please see our comments in the Executive Summary. The only way to be 100 per cent certain is to have the roof cleared and checked.

Ventilation

We couldn't see any ventilation.

Insulation

If anything the roof has been over-insulated for the age of property. Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we just couldn't see any due to the insulation.

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.

GUTTERS AND DOWNPIPES

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

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

Gutters and Downpipes

The property originally had cast iron gutters and downpipes; some may remain, but the majority of the gutters and downpipes look to be plastic.



Plastic gutters and downpipes

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

We would 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.



Hopper head to left hand side of property leaking and paint flaking

Soil and Vent Pipe

The property has plastic soil and vent pipes, they originally would have been cast iron, some may remain.



Plastic soil and vent pipe

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

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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 property is predominantly painted render to the front and brickwork to the rear.

Render

The majority of the external walls are rendered and painted. In this age of property render was often applied as a waterproofing in conjunction with the external paintwork. As mentioned the external painting has not been carried out for some time and is in need of redecoration before the winter of 2013.



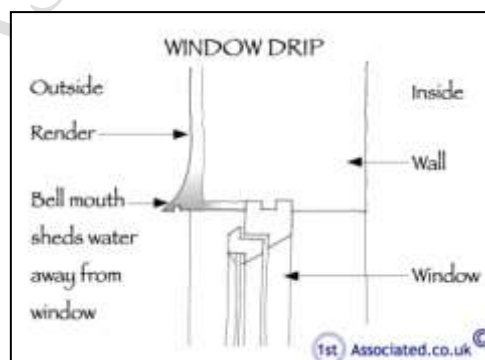
Render

Render Detailing

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

Window drip detail

In this case we found drip details to the windows.

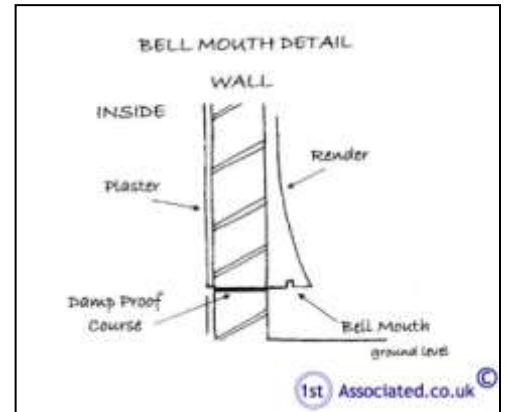


Drip detail

Bell mouth to base of property

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

ACTION REQUIRED: We would recommend that a bell mouth is added and that the property is re-rendered.



Painted render/painted walls

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

ACTION REQUIRED: Please see our comments in the Executive Summary about Full Repairing and Insuring leases requiring redecoration at the end of the lease and cyclically typically every four to five years.

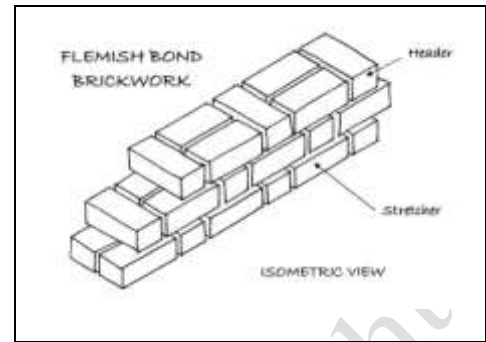
Brickwork

This property is built in a brick originally in a lime mortar in what is known as Flemish bond brickwork which have been wrongly repointed in a cement mortar. Spalling is occurring to the brick due to being wrongly repointed in a cement mortar.



Wrongly repointed in cement mortar

The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course after course, i.e. header-stretcher, header-stretcher.



The solid external walls may be liable to penetrating dampness internally, dependent upon their condition and their exposure to the weather. External faces should be kept in good condition.

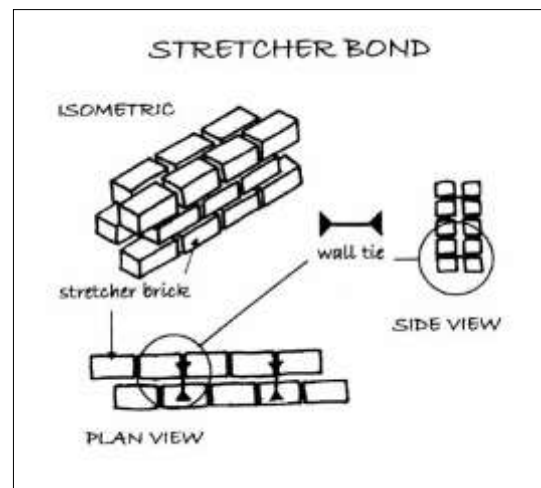
Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. In this case it is essential that external faces be kept in good condition.

Stretcher bond brickwork

The newer parts of this property are built in Stretcher bond brickwork.

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



Cavity wall construction

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

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. As there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties.

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

Our comments have been based upon how the render / brickwork / plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the render / brickwork / 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.

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

The original foundations are likely to be a stepped brick foundation and not very deep. The extensions are likely to have a concrete foundation.

Building Insurance Policy

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

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

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

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

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

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

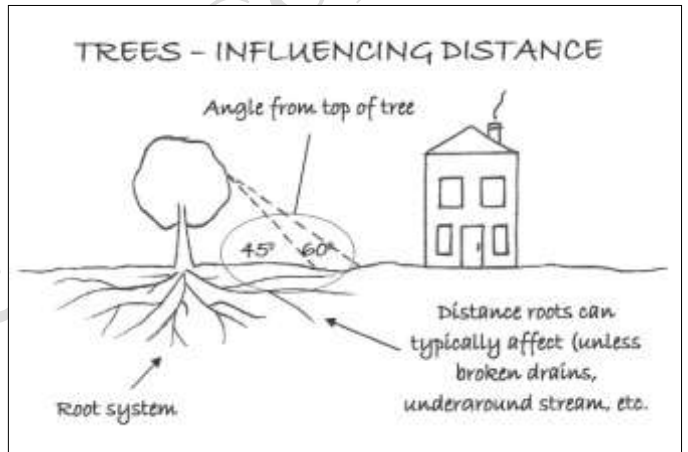
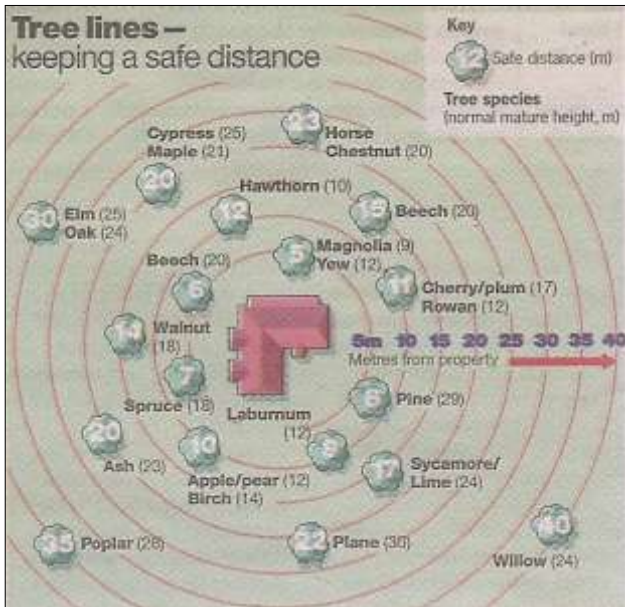
TREES

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

There are trees within what insurance companies would term as influencing distance of the property. You need to check whether there are any tree preservation orders (TPO) on these.



Trees



Influencing Distance Defined

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

Please also refer to the External Areas Section.

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.

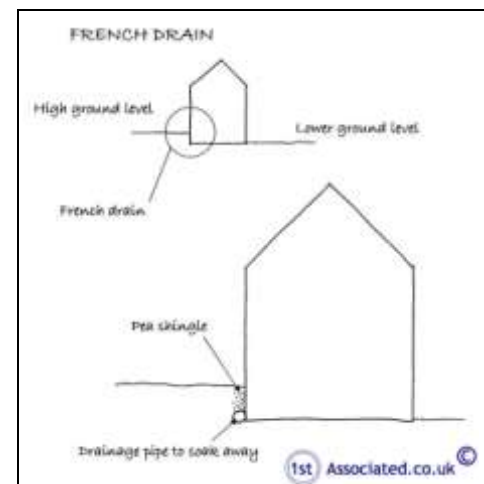
All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we think the property would originally not have been built with a damp proof course. We could see that a damp proof course has been inserted in some areas. We are aware that dampness is getting into the property.



Wrong type of damp proof course inserted for this type of property

We feel a much better solution would be to lower ground levels and in this age of property we would recommend removing of the cement mortar to allow the property to breathe and also the adding of a French Drain around the property.

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.

FASCIAS AND SOFFITS AND WINDOWS AND DOORS

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

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

Fascias and Soffits

The fascias and soffits are timber. They are painted and we would comment they are in below average condition for their age, type and style.

ACTION REQUIRED: Redecorate before the winter of 2013. Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.



Fascias and soffits not painted at all

Windows and Doors

The property has a mixture of sliding sash windows, casement windows, metal windows and double glazed windows. We would specifically comment that there is rot to some of the timber windows and some metal windows are rusting.



Rot to windows

ACTION REQUIRED: Redecorate before the winter of 2013. Please see our comments in the Executive Summary. Again we would remind you that a full repairing and insuring lease normally requires redecoration every four to five years and redecoration at the end of the

lease which clearly hasn't happened in this case.

General Information on Sliding Sash Windows

If you have not lived in a property with sliding sash windows previously, you should be aware that typically they are draughty and rattle. There is no easy way to eliminate this problem. In our experience, a general ease and adjustment of the windows and the addition of a plastic tube draught sealer (available from most DIY stores) and regular redecoration is the best option to minimise the draughtiness of the windows in this case. Horizontal Sliding Sash Windows (sometimes known as York Windows).

The conservatory has plastic double glazed windows, which generally look to be of a reasonable quality. 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.



Plastic double glazed windows to conservatory

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years.

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.

EXTERNAL DECORATIONS

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

We would reiterate that the property needs redecoration and we would also reiterate that the lease requires regular redecoration plus redecoration at the end of the lease. This needs to be carried out or you need to get compensation for it not being carried out.

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

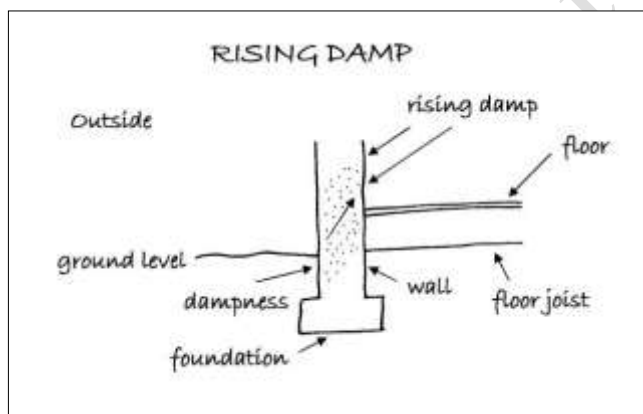
Please see our comments in the External Joinery section.
way or lifted any floorboards.

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.



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



Testing for rising damp in bay window of bar

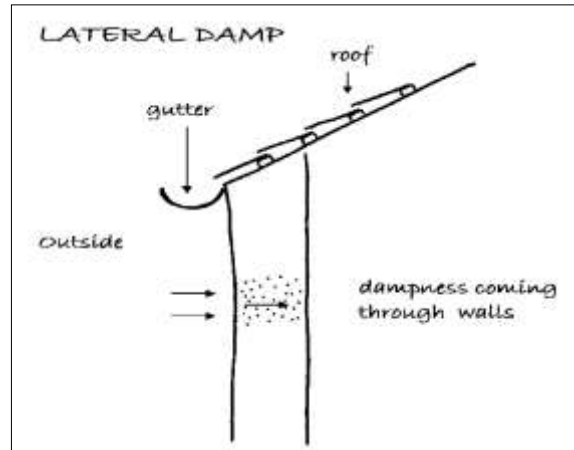
ACTION REQUIRED: We believe that the ground level around the property should first of all be lowered and water taken away from the building together with repointing in a lime based mortar. This would allow the property to dry out. Please see the Executive Summary.

Lateral or Penetrating Dampness

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

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

ACTION REQUIRED: Again, as per our earlier comments. In this case we recommend that the roofs, the parapet walls and chimneys are all made watertight together with repointing. Please see our comments in the Executive Summary.



Testing for lateral dampness within rear right hand bedroom

Condensation

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

At the time of the inspection there were no obvious signs of condensation however this was made difficult due to the amount of dampness in the walls. This type of building has cold bridging and dampness will be a difficult problem to resolve.

Condensation depends upon how you utilise the building. Common sense is needed and a balance between heating and ventilation of properties. Normal airing of the property will resolve condensation problems.



ACTION REQUIRED: We would recommend that large extract fans with humidity controls are added to the bathroom and kitchen areas.

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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TIMBER DEFECTS

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

Dry Rot

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

We have not visually seen any dry rot during the course of our inspection.

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

Wet Rot

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

We have seen wet rot to the windows and we expect wet rot in the roof as well but it is hidden.

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



Rot to windows

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.

We had a limited view of this particularly due to the amount of insulation. Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past 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 100 per cent 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.

THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. Post war insulation started to be introduced gradually. In the 1970s it was upgraded following the fuel crisis and in more recent years there has been an emphasis on it, as if only a consideration in fuel prices would also add with regard to the availability of continuing fossil fuels. 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.

An Energy Efficiency Report should be provided by the landlords of the property.

Roofs

The roof has a lot of insulation, if anything we would say it is over insulated considering there is no ventilation in the roof.

Walls

The walls to this property are solid. It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone. Some of the newer walls may be in stretcher bond brickwork which were often built without insulation which has been added at a later date.

ACTION REQUIRED: Your Legal Adviser to check and confirm if there is insulation within the walls and advise us by return before the legal completion of the purchase to comment further, as often where insulation has been added at a later date it can cause damage to the wall ties.

Windows

The windows are predominantly single glazed with the exception of the conservatory and therefore will have poor/reasonable thermal properties.

Services

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

Summary

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

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OTHER MATTERS

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 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.

Electrics

We found dated fuse boards and normally where we find these, we find the electrics are generally old. We also noted a lack of socket points particularly in the kitchen.

ACTION REQUIRED: We would recommend an Institute of Electrical Engineers standards (IEE) test and report carried out by an NICEIC registered and approved electrical contractor or equivalent.

Lighting

Externally there is a lot of lighting although when we discussed this with you, you said you had never seen it all switched on. The location adjacent to a roundabout does mean you should benefit from passing trade.

Heating

The property has an old Potterton floor mounted boiler located in the kitchen which provides heat for the whole property. Along with the fires we believe the Potterton boiler is coming to the end of its useful life but this very much depends upon how often it has been serviced, etc.

Fuel – Gas

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent. You should ask for reports with regards to maintenance of the heating and also Gas Safe Certificates.

Plumbing

Drains

We have not carried out a drainage test. We would recommend that a closed circuit TV camera report is carried out.

Service / Supply Pipes

We have not checked the service/supply pipes other than running the taps for approximately fifteen minutes when they had a steady flow of water in the catering kitchen.

STATUTORY REQUIREMENTS

Fire Regulations

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

ACTION REQUIRED: You should have a suitable Fire Safety Notice from the outgoing tenant/landlord.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement. In this case you should request information on existing landlord as to what provisions have been made. There were no toilets for the disabled/less abled.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

In a property of this age there may well be some asbestos as we have indicated to the flues. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

Our insurance company requires us to advise we are not asbestos surveyors.

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!) then please do not hesitate to contact us on **0800 298 5424**.

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APPENDICES

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LIMITATIONS

CONDITIONS OF ENGAGEMENT

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

ONLY HUMAN!

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

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

WEATHER

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

NOT LOCAL

It should be noted that we are not local surveyors 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.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to not gaining access to all the roofs and the roof being full of insulation. We have not had the benefit of viewing the front roof due to its inaccessibility. We spoke to the landlady as you are aware, however her time was limited.

We have had the benefit of meeting you at the property which was of help in writing this report.

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 lease value.

ACTION REQUIRED: You need to ensure that the leaseholders have adequate insurance.

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.