

PROPERTY REPORT

XXX

Hockcliffe, Leighton Buzzard,
Bedfordshire. LU7 XXX



FOR

Mr X

Prepared by:

XXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

We have been asked to inspect and prepare a Report and Schedule of Condition for XXX Hockcliffe, Leighton Buzzard, Bedfordshire. LU7 XXX

We visited the property on XXXX

This Report is to be read in conjunction with the Schedule of Condition.

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 two storey mid terraced property which has had some alterations and improvements over the years.

This is a cross wall construction building, typically buildings built in the 1970s era were built using this construction where the strength is on the two side walls and the front and rear walls are a cladding. Often, given the era, there is very little insulation present in this type of cladding.

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

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SUMMARY OF CONSTRUCTION

MAIN BUILDING

External

Main Roof:	Shallow pitched roof clad with concrete tiles
Protective Underlayer:	Hessian based underlayer
Rafters:	Cut roof
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Internal, plastic at roof level where visible
Fascias and Soffits:	Timber, overclad in plastic
Walls:	Plastic shiplap boarding (assumed)
External Joinery:	Windows are plastic double glazed without trickle vents

Internal

Ceilings:	Plaster (assumed)
Walls	Plaster with some dry lining (assumed)
Floors: Ground Floor:	Solid underfoot (assumed) concrete
First Floor:	Joist and floorboards (assumed)

Services

We have been advised by the owner that the property has a mains electricity, water and drainage. The property is heated via electric heaters which are not ideal in a rented property.

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.

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ACCOMMODATION AND FACILITIES

(All directions given as you face the property)

Ground Floor

- 1) Entrance Hallway
- 2) Lounge
- 3) Rear Dining Room
- 4) Kitchen
- 5) Cloakroom with WC in rear outbuilding



Cloakroom



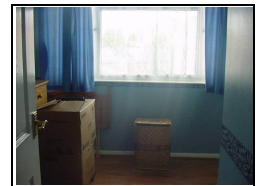
Kitchen



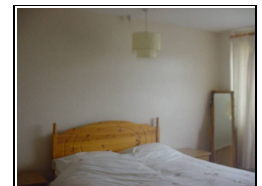
Dining Room



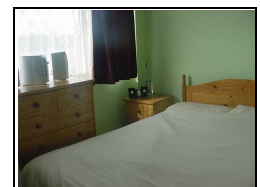
Lounge



Bedroom
Front left hand side



Bedroom
Front right hand side



Rear Bedroom right hand side
5

First Floor

- 1) Box Bedroom to front left hand side
- 2) Double Bedroom to the front right hand side
- 3) Double Bedroom to the rear right hand side
- 4) Bathroom to the rear to the left hand side

Outside Areas

There is roadside parking as well as a garage and space.

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.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to allow you to clarify and focus on exactly what the issues are.

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) Above average decorative standard, albeit that this is superficial
- 2) The property has a garage in the nearby block of garages

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) Main Roof requires venting

There is a mass of insulation in the main roof space with very little ventilation from what we could see and feel. This means that condensation is likely when this property is rented out.

ACTION REQUIRED: Add ventilation



General view of the roof requires ventilation

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2.0) Rear Felt Roof

There is a rear felt roof. The felt looks relatively new.

ACTION REQUIRED: We would recommend checking the flashing as there looks to be a hole in it.



Rear flat roof



Hole in flashing

3.0) Garage roof

The garage roof looks to be relatively new and were advised this was carried out a few years ago.



Garage roof



Inside the garage

4.0) **Dampness**

There is rising damp to the rear of the property, originally this was not built as a habitable area. In addition to this we also believe that it attracts condensation from the nearby cooking area.

ACTION REQUIRED: Add extract vent to the kitchen to remove any moist air as quickly as possible and possibly an extract fan to the toilet. Modern extract fans can be controlled with a humidity thermostat and thereby switching themselves on when the air gets to a certain humidity which is best when the property is occupied by tenants.

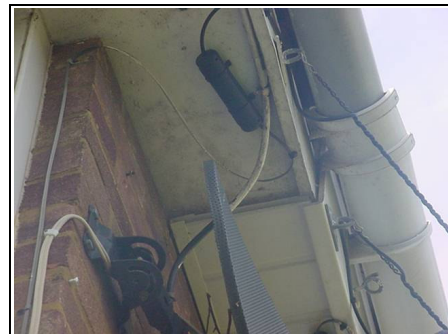


Dampness to rear of the property

5.0) **Over cladding has been used to the fascias and soffits**

Over cladding has been carried out to the fascias and soffits.

ACTION REQUIRED: We would recommend that this is removed and replaced. It is likely that timber beneath is in poor condition.



Plastic over cladding to fascias and soffits

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6.0) Cladding

The front and rear walls have plastic cladding, there are some timber elements remaining which need removal and repair.



Plastic over cladding

7.0) Prone to condensation

Properties from this era we find are often more prone to condensation than an older property or one with a more modern construction particularly as there are no extract fans available in some of the rooms and there are no trickle vents present to the windows. In addition to this there are cold areas in the building such as the rear WC which will attract dampness.



Mould/condensation to base of wall in WC

We also find when you rent a property out washing tends to be carried out inside and dried inside and there tends to be a lot of moisture created.

ACTION REQUIRED: Add extract fans to the bathroom, kitchen and cloakroom; use a mould resistant paint.

Tenanted houses

It may be beneficial to add a good shower in the property.

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8.0) Asbestos – is there any present in the property? – we could see that some of the internal windows have vents to them (the lights above the doors) which does indicate that this once had warm air heating.

Typically this age of property had a warm air heating system originally which used asbestos flues and vents. There may well be some elements of asbestos present in the property.

ACTION REQUIRED: The only way to truly identify asbestos is to have it tested and this can then be expensive with the removal therefore you need to make your own judgement with this (we are not asbestos surveyors and we recommend an asbestos test and report is carried out by a qualified asbestos surveyor). We would be happy to comment on their findings if you so wish.

9.0) Dated Electrics

The electrics are dated and in need of renewal.

ACTION REQUIRED: New fuse board.

ANTICIPATED COST: A few hundred pounds to be installed by NICEIC registered and approved electrical contractor recommended by The Institute of Electrical Engineers (IEE) and to also carry out an inspection, test and report.



Dated electrics

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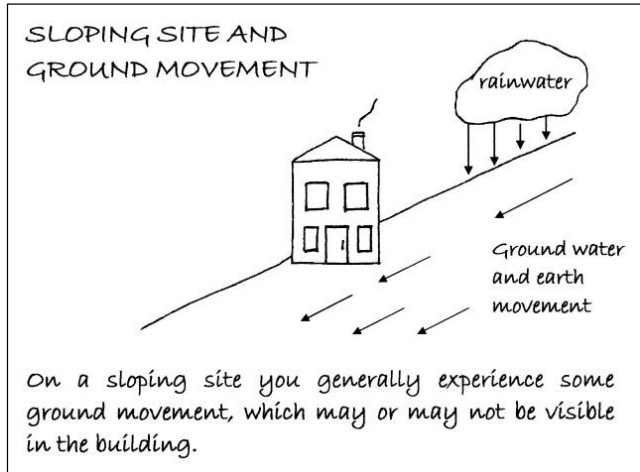
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10.0) Sloping site and the damp proof course a brick too low

There is a sloping front garden and the damp proof course is a single brick above ground level rather than two bricks. This is more a characteristic of the building than anything else.



ACTION REQUIRED: Wait and see what happens in the winter!



Damp proof course too low

The Ugly

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

There is nothing which we feel falls within this category however you do need to establish what market there is for renting in this area and whether the level of rent will cover the mortgage otherwise you will have a long term commitment to be contributing towards the mortgage.

Schedule of Condition/Record of the Condition of the Property when you Let it.

We have provided a photographic record as this can be used as a reminder of the condition of the property was in when you purchased it. This can also be changed into a schedule of condition/inventory if you so wish when the property is rented. We would be more than happy to provide you with a Schedule of Condition which your tenant would then sign which provides a record at the end of the lease of the condition that the property should be returned in.

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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 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:

Whilst the property not going to fall over there are various issues with renting this type of property due to the condensation that can be generated and general lack of thermal insulation in this age of property.

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
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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise us.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

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