

# PROPERTY REPORT

## Public House in Wandsworth, London SW15



FOR

**Mr W**

Prepared by:

**INDEPENDENT CHARTERED SURVEYORS**

Marketing by:

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## **CONTENTS**

<b>Introduction</b>	<b>page 3</b>
<b>Synopsis</b>	<b>page 3</b>
<b>Summary of Construction</b>	<b>page 4</b>
<b>Accommodation and Facilities</b>	<b>page 6</b>
<b>Report Format and Information</b>	<b>page 7</b>
<b>Executive Summary</b>	<b>page 9</b>
<b>Summary Upon Reflection</b>	<b>page 22</b>
<b>Limitations</b>	<b>page 66</b>

1stAssociated.co.uk Copyright

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## **INTRODUCTION**

We have been asked to inspect and prepare a Report and Schedule of Condition for a Public House in, Wandsworth, London SW15.

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 three storey corner pub with basement and rear extension, which has had alterations and amendments at various times over the years.

There is a beer garden to the rear. There is no customer parking.

The property originally dates from the mid to late 1800's, which is the end of the Georgian era/start of Victorian era. 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:	Three brick chimneys
Main Roof:	Pitched slate roof with box gutter.
Rear Roofs:	Pitched slate roofs, felt roofs and glass roofs
Gutters and Downpipes:	Cast Iron and Plastic
Soil and Vent Pipe:	Cast Iron
Walls:	Flemish Bond brickwork, repointed in cement mortar (with tie bars)
External Joinery:	Predominantly sliding sash painted timber

## **Internal**

Ceilings:	Predominantly lath and plaster, with some areas of plasterboard and some areas of suspended ceiling system (assumed)
Walls	Mixture of solid and studwork (assumed)
Floors: Cellar:	Solid underfoot, assumed concrete
Ground Floor.	All joist and floorboards, assumed
First Floor and	embedded. Main joists running from front to
Second Floor:	rear (assumed)

## **Services**

We believe that the property has a mains water supply, drainage, electricity and gas. There are several boilers to the property and several areas where there are electric. Tests and reports are required from the Landlord.

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.

# **EXTERNAL PHOTOGRAPHS**



Front Elevation



Rear View



Left Hand View



Extension to Left Hand Side



Beer Garden

Independent Chartered Surveyors

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

# **ACCOMMODATION AND FACILITIES**

## **Cellar**

- Drop area
- Cold cellar
- Stores

## **Ground Floor – Trading Area**

### **Front of House**

- U-shaped bar
- Restaurant
- Games area
- Ladies, Gents and Less Abled/Disabled Toilets

### **Back of House**

- Central Bar Served
- Preparation / Store area

## **First Floor**

- Catering Kitchen
- Adjacent office
- Front right hand side office
- Rear boiler room

## **Top Floor – Private Living Accommodation**

- Bedroom with en-suite bathroom
- Bedroom with adjacent WC
- Domestic kitchen
- Four rooms
- Shower room to left hand side

## **Outside Areas**

There is a beer garden to the rear, right and side of the property.  
There is no customer parking available.

# **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:

## **PHOTOGRAPHS**



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

## **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.

## **MARKET VALUE**

We have not been asked to comment upon the market value in this instance. We have not seen copies of the trading figures or the accounts.

## **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.

## **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 100 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 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. Having said all of that, here are our comments:

When purchasing the lease on a public house we believe there are three elements you need to consider, these are:

### **The Business**

Only you can decide upon the true potential of the business and its value to you; although we do recommend taking independent advice on the value of the business and property.

### **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 attention immediately. We assume this is a standard full repairing and insuring 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 (or in this case a standard full repairing and insuring lease, as we have not seen the one specifically relating to this property).

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.

Generally we found the public house in below average condition; however, we feel there are certain areas that you will need to come to agreement on before we would recommend a lease is taken / which need to be resolved.

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. The property has potential.
2. A large front of house area and large back of house area, albeit that the kitchen is on the first floor.

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

## **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) **Main Roof**

We do not believe that the main slate roof will be watertight for the standard length of lease. In fact, you are currently getting water into the property from, we believe, the box gutters and guttering. There is also infestation of pigeons in the roof which limited our viewing.



Main pitched slate roof

**ACTION REQUIRED:** Re-slate roof and add a breathable protective underlayer and amend box gutter details around the parapet wall and chimney areas. Once this is carried out you will have to re-render and redecorate in these areas.

**ANTICIPATED COST:** Whilst slates may be able to be re-used, as this is high level work it is likely to need scaffolding and therefore we would expect costs in the region of £15,000 to £25,000. Please obtain quotations.

Please see the Chimneys and Roofs Sections of this Report.

### 2) **Lateral Penetrating Dampness**

The chimneys and parapet walls look to be allowing water in, as do the walls, where they are being constantly saturated. Moss is literally growing from some walls.



Lateral dampness coming in left hand side wall left side of main bar



Plants growing out of the rendered plinth



Dampness getting in at high level



Mould and moss visible to walls



Lateral dampness coming in to kitchen area

**ACTION REQUIRED:** Make gutters and downpipes watertight and carry out ad hoc repointing and also check lead detailing generally.

**ANTICIPATED COST:** Assuming that scaffolding is present for the main roof, costs in the region of £5,000 to £10,000; obtain quotations.

Please see the Roofs and Dampness Sections of this Report.

### 3) External Joinery

The windows generally need easing and adjusting and check timber. There also needs to be a repair to the roof light over the main flat roof.



Rotten windows



Paint has come off leaving bare timber and window cill literally has plants literally growing out of it



Deteriorating timber to roof window

**ACTION REQUIRED:** We recommend repairing the existing windows if at all possible; we would not recommend replacing them as looks to be good quality original timber. We recommend the addition of draught seals for the existing sash units or good quality secondary glazing (assuming that this does not block an option on a fire exit).

You will also need to repair the window cills and there are literally plants growing from some of these.

**ANTICIPATED COST:** In the region of £10,000 to £15,000, again assuming there will be scaffolding in place. Please obtain quotations.

Please see the Windows and Doors Section of this Report.

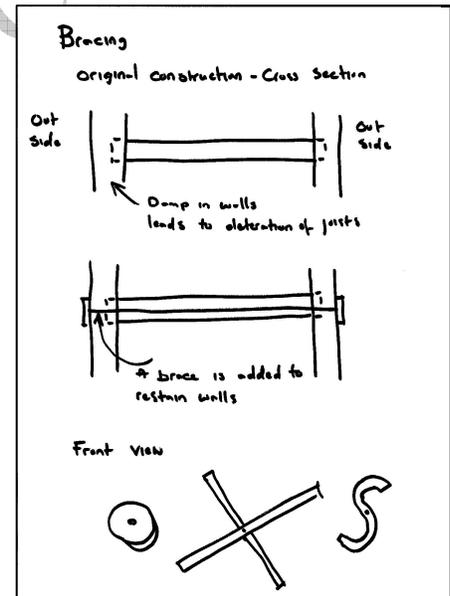
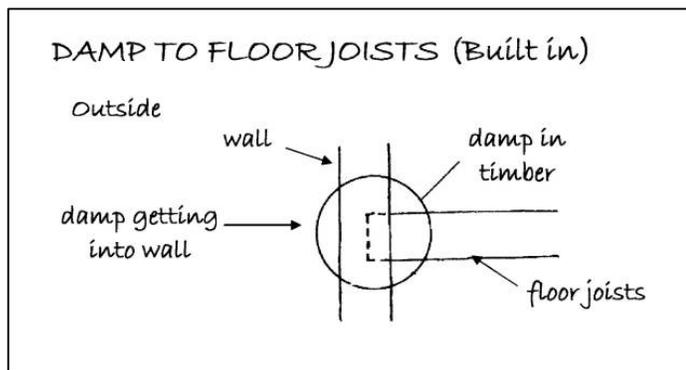
#### 4) Tie bars to the walls – are they still working?

There are areas to the front and rear where tie bars are visible. We can see internally that the joists run from the front to the rear. We assume the joist ends were originally embedded and have got wet rot.

There are also literally plants growing from of the poorer details in the wall. In these we would expect some lead work to be carried out as was probably originally present.



Wall ties



**ACTION REQUIRED:** The floor needs to be opened up in these areas to check the condition of the timber and to see if the tie bars are still working.

**ANTICIPATED COST:** In the region of £1,000 to £2,500, please obtain quotes.

Please see the Walls Section of this Report.

### 5) Rear Pitched Roof

There are missing cracked and broken slates and also some have been repaired with lead tingles, indicating to us that the nail fixings are rusting.

#### 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.

**ACTION REQUIRED:** Given the type of lease we would expect the property to be re-roofed.

There is also some poor box gutter detailing and this needs to be thought through to ensure it has an acceptable fall to the downpipe.

**ANTICIPATED COST:** In the region of £3,000 to £5,000 assuming some of the slates can be re-used.

Please see the Roofs Section of this Report.



Rear pitched roof

### 6) The Flat Roof is Flat

This flat roof has temporary roof repairs in the form of tarpaulin over part of it. There are also other patch repairs and blistering. As far as we can see the flat roof is flat, meaning that water sits on the roof as opposed to going to the outlet.



Rear flat roof

**ACTION REQUIRED:** We recommend an insulation cut to falls to minimise future heating bills (and to be green) and a high performance felt to all flat roof areas, ensuring there are good falls to the downpipes.

**ANTICIPATED COST:** In the region of £10,000 to £20,000, depending on the quality of the decking underneath.

Please see the Roofs and Gutters and Downpipes Sections of this Report.

## 7) Environmental Health Issues

### The Cellar

We are advised that internal painting will be carried out by the new occupiers. However we would refer you to areas of dampness, such as:

- i) the cellar
- ii) front of house trading areas
- iii) back of house accommodation



Restaurant area

This work needs to be carried out prior to repair and redecoration work being carried out to ensure these areas are wind and watertight otherwise the redecoration will just deteriorate rapidly. We would specifically draw your attention to the cellar where we believe it would not meet environmental health standards unless work is carried out and we also would emphasise that some of the rooms being lived in are damp.

**ACTION REQUIRED:** To meet environmental health standards tanking may be required in the cellar, or something similar, to improve the quality of the walls (a smooth impervious surface is required).

**ANTICIPATED COST:** Specifically referring to the tanking in the cellar we would expect costs in the region of £5,000 to £10,000 to tank appropriate areas for the sale of beer and wines. Please obtain quotes.

## The Kitchen

These are generally poor. A deep clean is required throughout (including the dead pigeon that was present at the time of the survey!). There are areas where the ceiling is leaking and it has displaced the suspended ceiling.

The altro-style flooring is worn, marked and not certainly not creating a hygienic floor finish and is allowing germs to hide in it.



Leaking ceiling in kitchen



Excessive grease stains



Damaged altro style flooring



Altro style flooring is worn, marked and breaking up

**ACTION REQUIRED:** Repair ceiling, repair flooring and carry out a deep clean, particularly to the cooking area where there are excessive grease stains.

**ANTICIPATED COST:** In the region of £5,000 to £10,000; please obtain quotes.

Please see the Internal Decoration Section of this Report.

## 8) Services

### Heating

The heating was not tested during the course of this survey.

**ACTION REQUIRED:** We recommend that this is commissioned.

### Drainage

The drains were not tested during the course of the survey.

**ACTION REQUIRED:** We recommend a closed circuit TV camera report of the drains.

### Test and Inspection Reports

These should be supplied by the Landlord/previous tenant, i.e.

- i) asbestos
- ii) electrics to Institute of Electrical Engineers (IEE) recommended NICEIC standards
- iii) Disability Discrimination Act (DDA)

**ACTION REQUIRED:** Obtain up to date copies from Landlord/occupier and for any another other statutory regulations covered in covenant of the Lease.

Please see the Services Section of this Report.

9) **Boundary Wall**

The boundary wall has been pushed over by next door's tree on the far right hand side (all directions given as you face the property).



**ACTION REQUIRED:** We recommend a meeting with the neighbour to come to an agreement with how the trees should be pruned on that side of the property.

Next door's tree pushing over your wall

**ANTICIPATED COST:** At your neighbour's expense.

Please see the Outside Areas Section of this Report.

10) **Accommodation**

It looks like some of the accommodation is being rented out illegally and does not meet current fire regulations.

**ACTION REQUIRED:** You need to check and ensure that the landlord improves the property to allow the accommodation to be rented, with the appropriate fire alarm system and fire escape.

**ANTICIPATED COST:** At the cost of the Landlord. We would expect costs to be in the many thousands of pounds.

## 11) External Decoration

Redecorating the property would not only prevent any further damage it will also be good for marketing the public house. It may be worth your while exposing the original tiles to the front of the property. These will be more resistant to damage and graffiti than the current paint finish.



**ACTION REQUIRED:** Redecoration of rendered areas and tiled areas. We recommend exposing the tiles if at all possible.

Tiles to original front of property have been painted over with render to rear areas

**ANTICIPATED COST:** In the region of £5,000 to £10,000; please obtain quotations.

Please see the External Decoration Section of this Report.

## The Ugly

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

There are more issues above than we would normally come across, which in our mind would move this into the Ugly Section and you do need to think very carefully before taking on this property.

## **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 the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

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

## **DIY/Handyman Type Work**

There are numerous other items that we would class as DIY or handyman type work such as redecorating the inside yourself, which we believe you have already discussed. We have detailed these and other issues within the Schedule of Condition.

## **Estimates of Costs**

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

## **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:

### **Movement**

There is movement visible to the rear right hand wall in the form of hairline vertical cracking. This may be due to a drainage problem or the nearby trees, or a combination of issues; further investigation is required.

**ACTION REQUIRED:** We recommend the Landlord puts in an insurance claim with regards to this issue and recommend your solicitor asks them in writing to do this.

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

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



1stA

Independent Chartered Surveyors

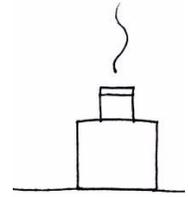
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## EXTERNAL

### CHIMNEY STACKS, FLUES, PARAPET WALLS, 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 five brick chimneys located one to the front left hand side, one to the front middle, one to the front right hand side, one to rear right hand side at high level and one to the rear at low level (all directions given as you face the property).

We have a limited view of the chimneys on the main roof due to the height of the property. We have made our best assumption based on our knowledge of this type of building.

#### **Chimney one, located front left hand side**

This chimney is brick finished with numerous chimney pots; we were unable to see the flashings. From what we could see the chimney looks in average condition, although we would not at all be surprised if a closer inspection found problems. Unfortunately we were unable to see the top of the chimney known as the flaunchings we therefore cannot comment upon them.



Front left hand chimney

**ACTION REQUIRED:** Given this is next to the parapet wall that is leaking allowing water into the structure and repair work is going to have to be carried out, we would at the same time check the condition of the chimney.

### **Chimney two, located to front middle**

Again unfortunately our view was limited.

**ACTION REQUIRED:** We think it is better to recommend that whilst the roof work is being carried out this chimney has a close up inspection.



Front middle chimney

### **Chimney Three, located front right hand side**

This again from the ground looks in average condition, however we would again take the opportunity of a close up inspection when you are carrying out work to the roof

**ACTION REQUIRED:** As previously described.



Right hand chimney

### **Chimney Four, located rear right hand side at high level**

This again from the ground looks in average condition, however we would again take the opportunity of a close up inspection when you are carrying out work to the roof

**ACTION REQUIRED:** As previously described.

## **Chimney Five, located rear right hand side at low level**

This can be viewed from the rear roofs and looks to be in average condition.

**ACTION REQUIRED:** Close up inspection.

**ANTICIPATED COST FOR ALL CHIMNEYS:** Within the cost of the re-roofing work.



Rear low level chimney

### Flaunchings Defined

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

### 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.

1stAssociated.co.uk Copyrig

## Parapet Walls

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

There is a high and low level parapet walls.

### High Level Parapet Walls

These were difficult to view but we can see that the render to them is deteriorating and internally we can see dampness getting into the structure, all of which indicates that there is perhaps a leaking box gutter behind them or an awkward detail.



Left hand view leaking parapet wall



High level parapet wall  
With leaking box gutter

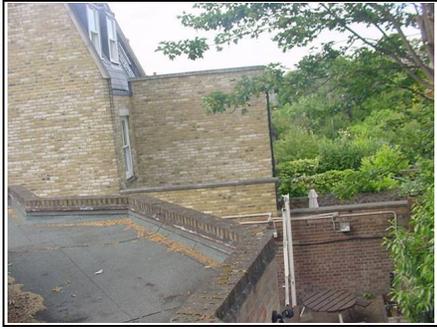


Leaking parapet wall to front

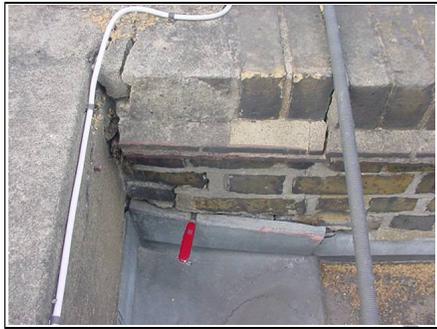
**ACTION REQUIRED:** Work is needed in this area as soon as possible to stop dampness getting into the building.

### . Low level parapet walls

There is a low level parapet wall around the perimeter of the flat roof made up of various different designs, from a felt flashing to a metal flashing and several of these areas are defective and need repair. We can see, for example, to the left hand side parapet wall where there is some metal flashing it has come away and the parapet wall is deteriorating and another area where plants were literally growing out of the parapet wall which is never a good sign. There is also, what we can best describe as a lead up stand which is creating a very awkward detail that needs to be looked at.



Low level parapet wall



Metal flashing has come away and metal flashing deteriorating



Plants growing from parapet wall



Awkward upstand

There is also a parapet wall at a slightly higher level near the metal fire escape area. Again, this is defective with plants growing out of some sections of it.

**ACTION REQUIRED:** We think the whole of the flat roof to the rear needs to be reconsidered as one whole unit, rather than piece meal as it has been developed. Also we believe there will some rebuilding of parapet walls will be required.

**ANTICIPATED COST:** In the region of £3,000 to £5,000, assuming scaffolding is present; please obtain quotations.

### **Roof Windows**

The property has one large purpose made roof window, located to the centre of the flat roof area. This is predominantly timber with a glass top. Here we can see rot is occurring to some sections of the timber.



**ACTION REQUIRED:** Repair of roof window.

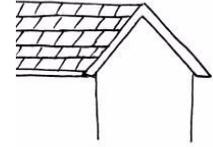
**ANTICIPATED COST:** In the region of £2,000 to £3,000; obtain quotes.

Roof window on rear flat roof

Finally, we have made our best assumptions on the overall condition of the chimney stacks, parapet walls, flues and roof windows from the parts we could see. 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.

## **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.*

*The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:*

We will consider the roofs in two areas, the Main Roof and the rear low level roofs.

### **Main Roof**

The roof is pitched and clad with quarried slate. The slates sit fairly true and are generally in average condition considering the property's age, type and style.

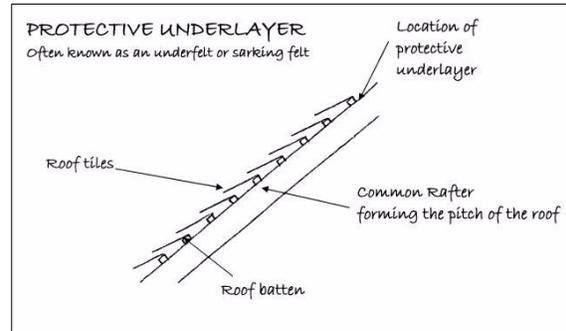
However, internally within the rooms we can see there is lateral dampness. This we believe indicates that there are problems with either the box gutter or the roof and needs a closer inspection. We certainly do not believe that the roof will last the life of the lease and expect major works to be carried out in the next ten years.



Main slate roof

## **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.*



There is no protective underlayer. Our view inside the roof was limited due to an infestation of pigeons.



No underfelt to roof

## **Rear Roofs**

### **Low Level Rear Pitched Roof**

There is a rear pitched slate roof that is looking the worse for wear.

Internally we can see that dampness is coming into the perimeter and there looks to be wet rot in this area.



Box gutter to rear pitched roof



Debris and broken slates

**ACTION REQUIRED:** Re-roof this area, replacing timbers as necessary and repairing parapet walls as previously mentioned.

**ANTICIPATED COST:** In the region of £5,000 to £10,000. Please obtain quotes.

### **Rear Flat Roof**

*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.*

The flat roof is located to the rear and is covered predominantly with felt. This is of various levels and has been developed over the years, as is often the case with this type of property where it has been extended and then re-extended. Some of the felt work is very poor quality, such as where the felt is taken into the guttering, but the main problem is where the felt flat roof is flat and we feel that water will sit on the roof. Unfortunately, we do not believe this will survive the life of the lease.



Rear felt covered flat roof  
With roof window



Rear felt covered flat roof on right



Poor quality felt work taken directly into gutter



Blistering to felt



Flashing deteriorating



Poor detail between pitched roof and flat roof

**ACTION REQUIRED** We recommend that the roof is replaced with an insulation cut to falls roof with a high performance felt. Please see our comments in the executive summary.

**Rear Low Level Glazed Roof**

There is a glazed roof to the rear which we were unable to view properly. We would set aside the sum of £1,000 as a contingency on this roof.



Rear glazed area rear right hand extension

### **Rear Leaded Roof**

This is next to the fire escape and is in poor condition. It is one of the older roofs. We would set aside the sum of £2,000 to £3,000 for repair works.



Old lead roof to rear of property

The latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

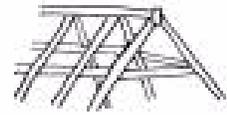
Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows and/or ground level.

Unfortunately 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.

# **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**

We will consider the roof in two areas; the main roof and the rear side roof.

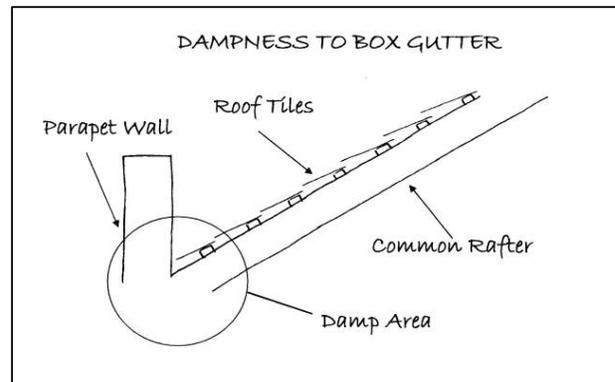
### **Roof Access**

The main roof is accessed via the loft hatch located on the landing and stairs. We were unable to view the roof properly and only had head and shoulders view due to an infestation of pigeons! The loft has been viewed by torchlight, which has limited our viewing slightly.

### **Roof Structure**

The roof structure is an early form of pre-fabricated trussed roof which we typically find in late Georgian properties and Victorian properties particularly larger properties.

Our main concern for this area is the dampness that we could see within the property which we believe must be coming from the main roof via the box gutters and high level parapet walls.



## Roof Timbers

We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot



General view of main roof

First of all you should bear in mind that this was a head and shoulders view (by which we mean just our head and shoulders were in the roof space) and therefore our examination was very limited. From what we could see the roof looked in much better condition than we were expecting, though this is often the case in this older style, over engineered roof. We therefore feel that the main problems are likely to be around the parapet walls and the perimeter and chimneys.

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

## Fire Walls

We do not believe there is a firewall between you and next door. This will need to be built at some point to stop a fire spread from your property to the next.

### Firewalls Defined

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

## **Water Tanks**

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are cleaning your teeth with this water it is best that it is as clean as possible!

## **Ventilation**

An older slate roof without a sarking felt is naturally vented.

## **Insulation**

Please see the Thermal Efficiency Section of this Report.

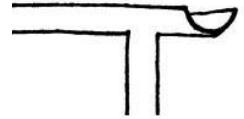
## **Electrical Cables**

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 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.

# 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

Originally the property would have had cast iron gutters and downpipes. We believe these are still present at high level, although it was difficult to see.

**ACTION REQUIRED:** We would always 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. In this instance there may be some repair/replacement of cast iron.



Cast iron downpipe in poor condition

## Soil and Vent Pipe

To the rear there is a plastic soil and vent pipe. This has been added to over the years. We can see a leak close by it, we are not certain whether this is coming from the soil pipe or from a rainwater pipe above, but either way it can literally be seen inside in the kitchen.



Leak near to soil and vent pipe

**ACTION REQUIRED:** Make watertight and carry out repairs in kitchen.

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.

1stAssociated.co.uk Copyright

# 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 brick built with some render, particularly to the front and sides.

## Brickwork

The walls are built in a brick originally in a lime mortar in what is known as Flemish bond brickwork, which has been repointed in a cement mortar.

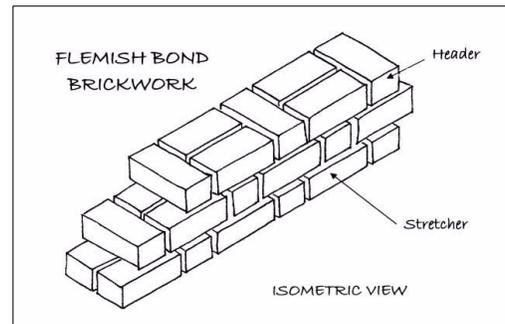
The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course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



Pen indicates cracking to Flemish Bond brickwork



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.

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

## **Render**

The walls to this property are finished in a "smoothish" faced painted render. We have carried out a tap test to the render at low level (literally hitting the render with the back of a hammer) to try to establish if there are any hollow areas. We have found some areas that need repair and all requires redecoration



**ACTION REQUIRED:** We have used the term smoothish as some areas have seen better days, it has cracking and will need repair when, probably when next redecorated.

Deterioration to render to front

## **Painted Tiles**

To the front of the property there is a tile that has been painted over which would be the original look of the property and you may wish to expose this.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork / render / tile / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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

1stAssociated.co.uk Copyright

# **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 original property, we would expect to find a stepped brick foundation possibly with a bedding of lime mortar to this area. In this case, due to the deep cellar it may well have been specially designed.

## **London Clay**

This property stands on London Clay, as with the majority of properties in London. It is, therefore, more susceptible than most should drains leak or trees be allowed to overgrow, etc. It is not unusual to have some settlement in London properties.

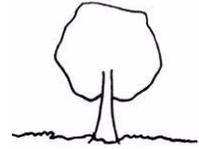
## **Building Insurance Policy**

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

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



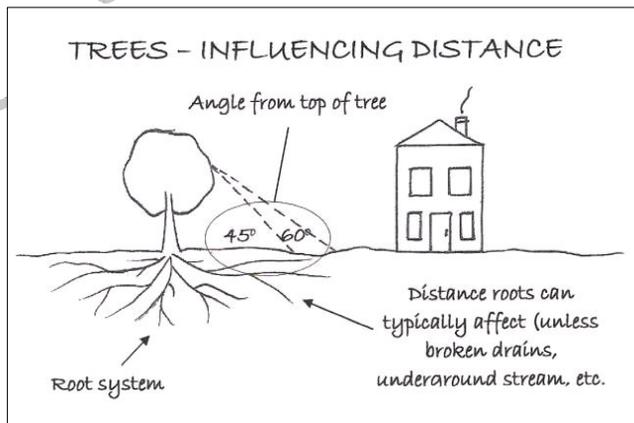
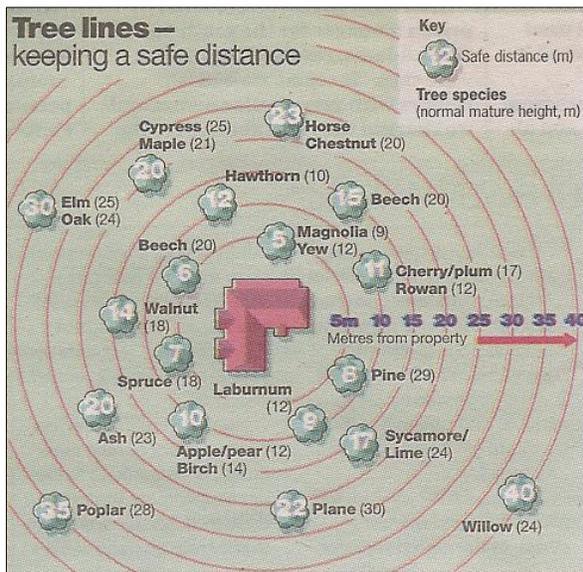
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

You have some trees to the left hand side boundary wall. They are all within what is termed as influencing distance of the property and may be affecting the foundations and underground services. The rear trees in the neighbour's garden is starting to push over the wall.



Next door's tree pushing over your wall

**ACTION REQUIRED:** You need to meet with the neighbour and decide on a way forward. You may need an arboriculturist (not a tree surgeon).



## 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, the majority of the DPC could not be seen because of the render. Where we could see it to the rear extension it was slightly too low; it was one brick above ground level rather than two, which does mean it is susceptible to some dampness.



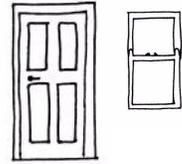
Damp proof course

**ACTION REQUIRED:** Ideally, lower the level of the ground around the extension. We much prefer to see a French drain. Please see Appendices.

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.

## WINDOWS AND DOORS



*This section covers windows and doors, and any detailing such as brick corbelling etc.*

*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.*

### Windows and Doors

The property predominantly has painted timber sliding sash windows, which are single glazed. All things considered, they are in average condition to the front, considering the rest of the things in this property.

To the rear we noticed there are areas of wet rot occurring where we could push a knife into them, as you can see in the adjacent photo. In the past they look to have been filled. There are some particularly poor rear windows where we can literally see bare timber where the painted has flaked off.



Wet rot to windows

**ACTION REQUIRED:** We believe that most of the windows are saveable and we would recommend easing and adjusting and redecoration of all windows. We believe more major repairs will be to the rear of the property. Please see our comments in the Executive Summary

## Window Cills

We would also draw your attention to the window cills. Some of these have not been maintained for a long time and literally have plants growing out of them. This needs to be resolved at the same time as the window work is taking place.



Plants growing out of window cill

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.

1stAssociated.co.uk

## 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.*

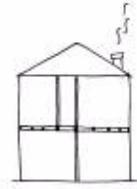
An external re-decoration is required, particularly to the render. We have highlighted elsewhere within this report that you have a tile to the front of the property that has been painted over that you may wish to expose. We would also draw your attention to the need to redecorate the windows and high level parapet wall area. However it is pointless redecorating these areas unless the problems identified in this report are resolved.

**ACTION REQUIRED:** Please see our comments in the Executive Summary. The sooner redecoration is carried the better, as this will minimise repair work.

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.

# INTERNAL



## CEILING, WALLS, PARTITIONS AND FINISHES

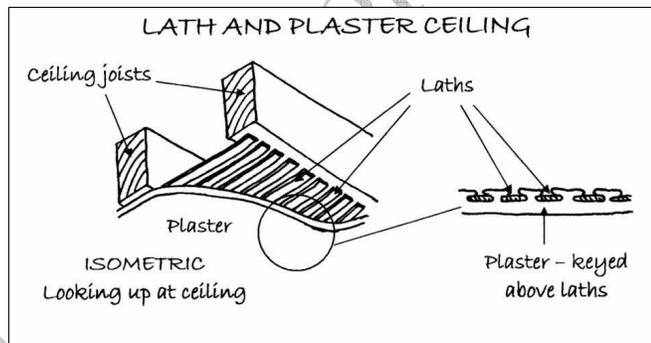
*In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.*

### Ceilings

We believe the ceilings are predominantly lath and plaster, however we have only had a head and shoulders inspection of the roof space. The ceiling is damaged in several areas from water damage, etc. We recommend replacing the repairing in a lime based plaster and tacking over with a plasterboard.

#### 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.



### Internal Walls and Partitions

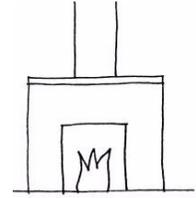
These are a mixture of solid and studwork.

### Perimeter Walls

These have a plaster finish and we note there is lateral dampness coming in, in several areas.

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.

## **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 all the way across this property. In a property of this age there would have been chimneys in every room, as this was the only form of heating. There are three chimneys that feature in the main pub; one to the left hand side and two to the right hand side, with the exposed brickwork. We feel these really could be used for your advantage to make a tired interior into a good interior.

At the time of the survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

Finally, it is strongly recommended that flues be cleaned and checked for obstruction 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.

# 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.*

## Cellar Floor

The floors felt firm underfoot so we have assumed they are formed in concrete, however, we have not opened up the floors. Often basements flood. We noticed a sump pump in this case so it has to some extent been allowed for. Flooding of the cellar can cause water pressure under floors causing them to lift, this really is a fact of having this sort of cellar in London.

## Ground Floor, First Floor and Second Floor Construction

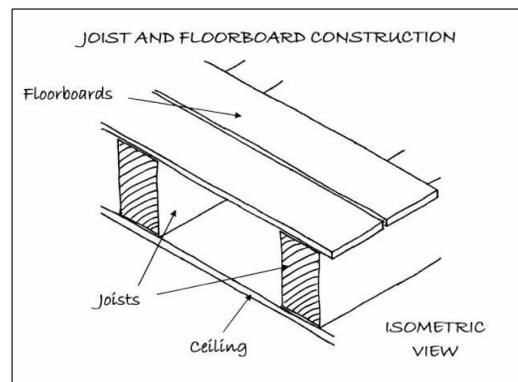
We have been able to see some of the floor construction from within the cellar and also a small area of floor exposed on the first floor. From this we can see that the timbers run from the front to back of the property and this was confirmed within the roof space, where we could see the layout of the timbers.



Floor joists

### 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.



## **Tie Bars**

We could see to the front of the property and to the rear tie bars. These are normally included where the embedded timbers in the walls have rotted over the years and the walls have started to move causing structural damage.



Tie bars

**ACTION REQUIRED:** We would recommend opening up the floor in several places around the perimeter to check the condition of the timbers. Ideally this should happen before you sign the lease. We would be more than happy to return and advise further.

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

1stAssociated.co.uk

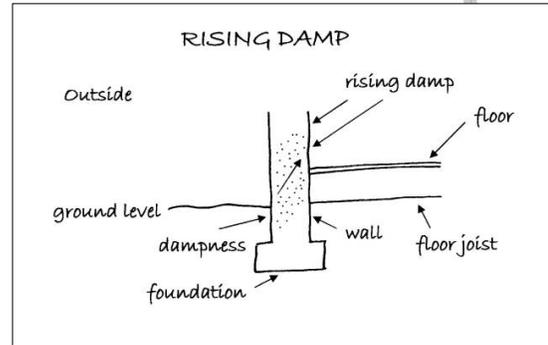
# DAMPNESS



*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

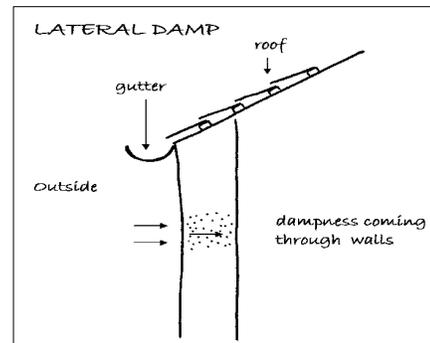
*Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.*



We found rising damp throughout the property. As mentioned elsewhere within the report the damp proof course is too low to the rear. As this is occurring in the bar and restaurant rather than habitable rooms it may be something you wish to exclude from the lease.

## 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.*



Tests were taken with a moisture meter to internal walls. We obtained some high readings. There is lateral dampness occurring from a variety of reasons that we have mentioned elsewhere within this report, from leaking main roofs and parapet walls, to chimneys, to deteriorating render and render detailing. These all need to be resolved before internal redecoration can take place.

## **Condensation**

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

We can see no obvious signs of condensation, however, the property has an internal bathroom, which do tend to promote condensation.

Condensation depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

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.

1stAssociated.co.uk

# **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 lots of fire doors throughout. It is very difficult to give specific advice without going through the plans in detail, as a general rule a fire door has a door closer and an intumescent strip to help reduce the spread of fire and smoke.

Protection needs to be given to high risk areas, such as kitchen areas and staircase areas as these act as chimneys allowing the fire to spread from floor to floor.

We would add that some of the fire doors are damaged and need repair, i.e. door closers and door frames.

## **Staircase**

We noted that the underside of the staircase was lined where we could see it, however, part of the stairs is hidden from view. All stairs need lining for fire regulations. We noted the staircase needs general repair to the newel post and balustrade.

We were unable to examine the underside of the stair timbers due to it being lined, 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.

## **Skirtings**

These were predominantly the larger style skirtings that we often see in this age of property.

## **Kitchens**

The property has both domestic and commercial kitchens.

**Domestic Kitchen, located to the top floor front right hand side**

This is in basic condition, with such things as the floor coverings needing replacing and general redecoration. We would also add fire alarms.

**Commercial Kitchen**

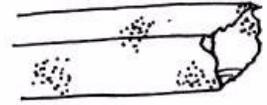
You have a large commercial catering kitchen. We can see leaks coming in through the suspended ceiling, which we suspect is related to the bathroom and shower rooms above. There is also lateral dampness coming in, for example around the rear fire door. The altro flooring is in very poor condition and we would recommend complete replacement of this.

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.

1stAssociated.co.uk Copyright

## **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.*

Although we have not seen it, given the conditions found within this property, there is an outside chance that dry rot is present. This is due to the dampness, as explained else where within this report.

### **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 found wet rot to the windows and to the roof, particularly the rear low level roof.

### **Rear Low Level Roof**

We believe that this roof needs completely re-roofing and there may be extensive work and replacement of timbers.

### **Floors**

We suspect from the tie bars that there is wet rot in some of the floors. We recommend opening up the floors as soon as possible to check their condition, particularly around the perimeter.

## **Woodworm**



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

We did not see any significant woodworm but then again we did only have a head and shoulders inspection of the roof. In many properties of this age, there is an element of woodworm that is not active. Our inspection is usually restricted in the roof by insulation covering some of the timbers and in this case the roof being lined to the front roof, as it is restricted throughout the property (for example the floors) by general fixtures and fittings.

**ACTION REQUIRED:** If you wish to be 100 percent certain get the property checked when it is empty of fixtures, fittings and furniture, 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.

## INTERNAL DECORATIONS



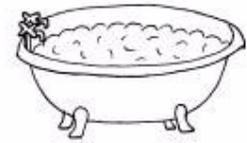
*With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.*

The decoration is below average to poor. We would recommend redecoration.

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

1stAssociated.co.uk Copyright

# **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.*

There are various toilets and washing facilities.

## **Public Toilets**

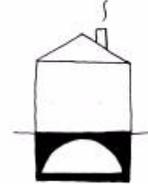
To the ground floor you have public toilets. These are generally in average to below average condition. Within the Gents in particular there was extensive graffiti. We were also not allowed access to one area which we were advised was regularly used for drugs and you do need to be aware of this problem and to manage it appropriately. The Gents, rather unusually, is accessible from two sections but which no doubt makes best use of the facilities.

## **Shower Rooms/ Bathrooms**

On the first and second floors there are a mixture of en-suite shower and bathrooms. Generally the sanitary ware needs a good clean or replacement. We also spoke about these leaking; very clearly in some areas where the ceilings are damaged below. We spoke about you literally living in the property to establish exactly what were and then carrying them out. We would agree that this is the best way forwards if you are happy to live like that for a while.

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.

## CELLARS AND VAULTS



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

You have a large underground cellar. Our main concern however would be that we think the cellar may be liable to flooding. We noticed a sump pump in the cellar. You do need to get detailed advice in relation to this to stop it accordingly.

On a practical thermal efficiency point the fibre boards to the ceilings could benefit from being repaired and possibly another layer added to it.

The walls are extensively affected with lateral dampness coming in, as in the majority of cellars, however within your cellar you are storing and selling beer and alcohol. Therefore you need the area to have a clean and smooth impervious surface and accordingly you will need to carry out work to the walls, be it short term redecoration or long term re-tanking of the walls. Tanking is particularly expensive and we would recommend obtaining estimates on this.

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

## **OTHER MATTERS**

### **SERVICES**

#### **Fuel – Gas/Oil**

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.

#### **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.

**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. 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.

We are not asbestos surveyors.

## **Main Drains**

We do not carry out tests on main drains.

**ACTION REQUIRED:** We recommend a closed circuit TV camera report.

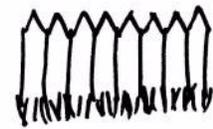
## OUTSIDE AREAS

### PARKING



There is no customer parking. There looks to be only one parking space for your property.

### EXTERNAL AREAS



#### Beer Garden

The beer garden is very limited and, as discussed, we would draw your attention to how close you are to your neighbours. In our opinion good neighbour relationships are very important.



Looking down into your beer garden with close proximity of next door's garden. You will need to have good relations with the neighbours.



Rear beer garden

**ACTION REQUIRED:** We would suggest you go and speak with your neighbour and take them around to the pub and show them the task that you have in hand and explain to them how you wish to proceed and start off on the right foot.

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

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.

1stAssociated.co.uk Copyright

## **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.

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**.

1stAssociated.co.uk Copyright

Independent Chartered Surveyors

—— Marketing by: ——

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

# French Drain

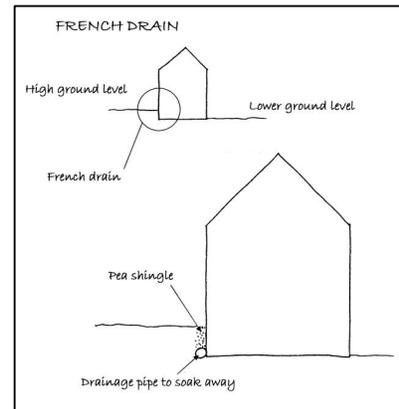
## Using a French drain to resolve a dampness problem

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

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

## What use is a French drain?

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



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

## **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 dino-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.