

RESIDENTIAL BUILDING SURVEY

OF

A Modern Detached Property, Abbots Langley, Hertfordshire



FOR

Mr L

Marketing by:

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INTRODUCTION

Firstly, may we thank you for your instructions. We have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property.

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

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

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

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two-storey detached property with a double garage situated on what we are advised is a shared private road (your solicitor to check and confirm).

There are gardens to the front and rear and a linked double garage.

The owner advised that he has been there since the house was built, which is nearly 13 years ago. Your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1987	The Channel Tunnel is started
1990	Release of Nelson Mandela from prison in South Africa
1994	The start of digital cameras (also the first recorded case of SPAM, interestingly enough, sent out by an Arizonian law company)
1995	The Channel Tunnel is opened
1997	Death of Princess Diana
Late 1990s	British Property Boom
2000	Broadband
2001	9/11 - Terrorists crash planes into World Trade Centre
2003	England win the Rugby World Cup

EXTERNAL PHOTOGRAPHS



Front View



Rear View



Rear View



Left Hand Side



Right Hand View

ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance Hall
- Cloakroom
- Lounge
- Dining Room
- Kitchen
- Utilities Room

First Floor

The first floor accommodation consists of:

- Master Bedroom with En Suite Shower Room
- Three further Bedrooms
- Airing Cupboard
- Family Bathroom

Outside Areas

In addition to the double garage you also have off-road parking for two cars, although any more would certainly be a problem.

INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room.

Ground Floor



Lounge



Dining Area



Kitchen



Utilities Room

First Floor



Master Bedroom



En Suite Bathroom



Front Left Hand Side Bedroom



Rear Left Hand Bedroom



Rear Right Hand Bedroom

SUMMARY OF CONSTRUCTION

EXTERNAL

Chimneys:	One brick chimney
Roofs:	Pitched roofs, clad with concrete tiles
Gutters and Downpipes:	Old style plastic
Soil and Vent Pipe:	Internal with a vent at roof level
Walls:	Finished in stretcher bond brickwork and a rendered and timbered box bay window to the front
External Joinery:	Timber double glazed windows and stained / painted timber fascias and soffits

INTERNAL

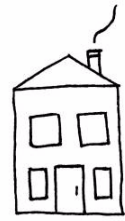
Ceilings:	Plasterboard (assumed)
Walls:	Studwork internal walls and dry lined / false walls to the perimeter walls (assumed)
Floors:	Ground Floor: Suspended concrete floor (assumed). First Floor: Joist and floorboard Sheets (assumed)

SERVICES

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

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.

EXECUTIVE SUMMARY



Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 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/concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back.

Generally we found the property to be in average condition considering the property's age, type and style, although we would have expected more maintenance such as redecoration and replacement of the bathroom and en suite shower room; the owner advised that everything is as it was when they moved in. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

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!

- Situated on a cul-de-sac.
- Reasonably good thermal efficiency, although not to today's standards.
- More space than tends to be available in modern houses (1990s onwards).

We are sure you can think of other things to add to this 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) Dampness to Front Fascia of Box Bay Window

There is some dampness to the front fascia of the box bay window at high level, which we were able to view in the roof / loft space. We believe this is due to the lack of ventilation in this particular area of the loft space and also due to a problem known as 'cold bridging'; we do come across this reasonably frequently (in this age, type and style of property) and we believe it can be helped by the addition of ventilation.

ACTION REQUIRED: Add vents to the soffits in this area and also vents to the roof directly above this section.

ANTICIPATED COST: Assuming no scaffolding is required we would estimate a few hundred pounds.

Please see the Walls Section of this Report.



Dampness coming into the roof space.



The top of the box bay window where the dampness / condensation is occurring.

2) Valley Gutters

This is more something you need to keep an eye on rather than immediate concern. We could see some moss to the sides of the valley gutter. The sides are formed with a concrete edge; we much prefer a lead detail. These do tend to start to deteriorate after 10 – 20 years when the concrete comes away; this in turn leads to blocks in the valley gutters and leaks into the roof.



ACTION REQUIRED: No immediate work required. You need to keep an eye on this area and watch out for the cement coming away and sitting in the valley gutter.

Please see the Roof Coverings Section of this Report.

3) Knots Grinning Through to the Doors

This is due to the internal timber not being knotted, primed and stopped properly. This is a problem we are coming across more frequently and probably means that the doors have not been painted since the original paintwork.



ACTION REQUIRED: Redecoration should hide the majority of knots; however some still will grin through unless you take it back to bare timber and then knot, prime and stop it.

Please see the Internal Joinery Section of this Report.

4) Services

Boiler

This type of boiler is generally considered to have a life of 15 – 20 years, so it is coming to the end of its natural life, depending, of course, on how often it has been serviced.

ACTION REQUIRED: Have a service carried out as soon as you occupy the property.

We discussed the replacement of the boiler and whether newer boilers are more energy efficient; in theory they are. Our experiences with rented properties that we manage is that they are cheaper to run, however whether adding to an existing system would be so effective is difficult to comment upon. We suggest you contact a local heating engineer / plumber.

Radiators

The property has micro-bore pipes to the radiators (a thing which we have experienced very bad problems with ourselves this weekend); due to the small bore of the pipe they can block up, particularly after a while when sludge builds up within the radiators. However, during our question and answer session, the owner advised that he had had no problems.



ACTION REQUIRED: We would recommend that the system is drained down, cleared of any sludge and then refilled with a chemical inhibitor within the water. You may wish to leave this until you replace the boiler or you get a blockage!

Just to comment a bit more on our experiences, the plumber was still at our house at 11 o'clock on Tuesday night trying to unblock the system!

Please see the Services Section of this Report.

5) Coloured Bathroom Suites

Coloured bathroom suites tend to look dated. We would also comment that you have a plastic shower tray in the en suite room, which can tend to leak as they 'give' slightly when you get into them. We would suggest that the mastic is checked in this area.



Please see the Bathrooms Section of this Report.

6) Private Road?

You are situated on a private road which means you will have a shared responsibility for the maintenance of it. Although, as we said in the 'Good' section, as it is a cul-de-sac, maintenance will be limited due to the limited traffic.

ACTION REQUIRED: Your solicitor to confirm that this is a private road.



Please see the Outside Areas 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 no items that we feel should fall within this category.

Other Items

Moving on to more general information.

Electrics

Whilst we have carried out a visual inspection of the electrics (this is commented upon in the Electrics Section of the report) we also need to advise you of the following:

ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report.

Maintenance

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

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to make the house into your home. We have detailed these and other issues within the main body of the report.

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of 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:

Generally, we found the property to be as we would expect for a property that has had minimal maintenance.

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We 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 for Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

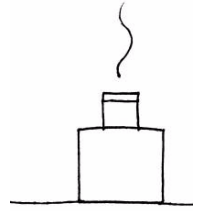
Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

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



EXTERNAL

CHIMNEY STACK



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.

This property has one chimney, which is located on the right hand side. The chimney is brick finished with one chimney pot and metal flashings which we believe to be lead. From what we could see the chimney looks in average condition.

Unfortunately we were unable to see the top of the chimney known as the flaunchings, we therefore cannot comment upon them.

Flaunchings Defined

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

Flashings Defined

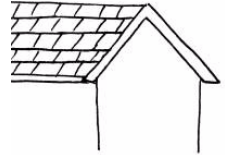
Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.



Finally, we have made our best assumptions on the overall condition of the chimney stack 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 this roof in three areas; the Main Roof, the Front Low Level Roof and the Garage Roof.

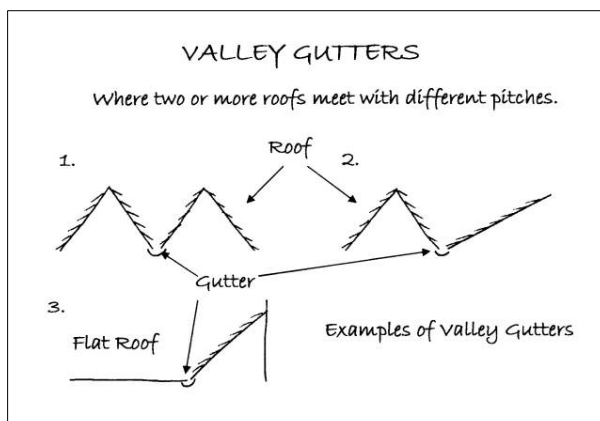
Main Roof

The main roof is pitched and clad in a concrete tile. From what we could see the concrete tiles are lying level and true and look in reasonable condition. Sometimes we find that deterioration occurs to the ridge and exposed areas such as the perimeter and so you should periodically check these areas.



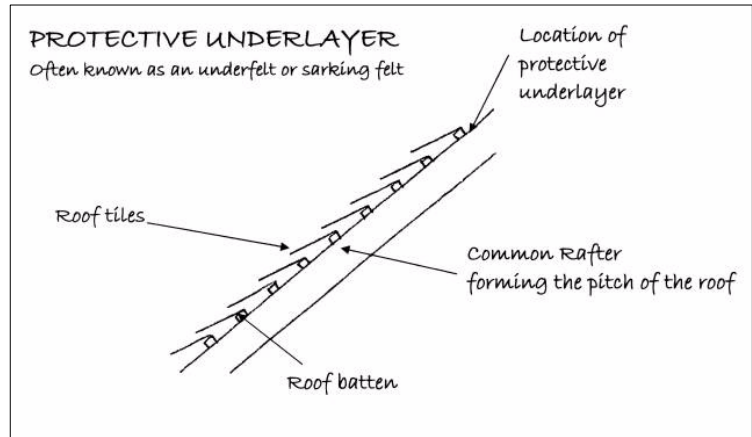
Valley Gutters

Valley gutters occur where two roofs join; these are generally considered weak areas. Please see our comments in the Executive Summary about the moss and the deteriorating concrete.



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 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, although it is damaged in a few places but this is not unusual considering its age.



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

Low Level Front Roof

You have a small roof over the entrance door; this is pitched and clad in a similar tile to the main roof. It has a lead flashing where it meets the main building, which is a good detail. In this photo you can see how the concrete is starting to come away; this is the problem that we have mentioned will happen with the valley gutters at roof level, where the concrete then comes away and falls into the valley gutter and can block it, as well as allowing dampness into the roof, which doesn't get noticed until quite a bit of damage has been done. This is why we recommend you inspect it occasionally.



Close up of the flashing

Garage Roof

Again, this roof has a similar tile finish as the main roof and we were pleased to see a lead flashing where it meets the main building. It is in average condition.

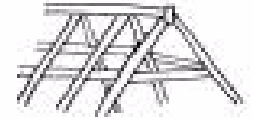


Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.

Unfortunately we were only able to see approximately 70 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

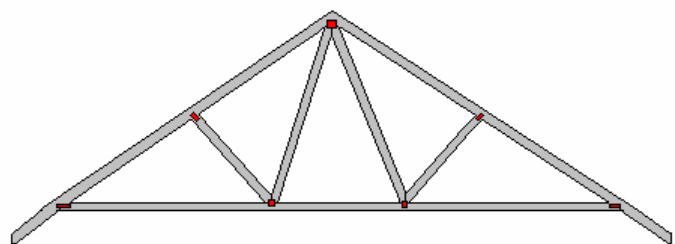
Access

The main roof is accessed via the loft hatch located on the landing. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use. The loft has been viewed by torchlight, which has limited our view, as have the amount of stored items.



Roof Structure

The property has a pre-fabricated 'W' trussed roof rafter. These are made in a factory and transported to site and then lifted into place. Without the manufacturer's calculations and installation details we cannot comment categorically on the roof structure other than to say it is in line with what we typically see when looking at pre-fabricated trussed roofs.



PREFABRICATED ROOF TRUSS

Roof Timbers

We found the roof timbers generally in average condition considering their age. We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Dry rot
- Wet rot



Our examination was limited by the general configuration of the roof, the insulation and stored items. As mentioned what we could see was generally found to be in an average condition considering its age. It is, however, feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

Water Tanks

The water tanks are plastic and insulated.

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

We noted vents to the soffits in the form of grills, these allow air to pass into the roof; ideally the roof should have vents at high level and it should also have vents to the box bay window. Please see our comments in the Executive Summary.

ACTION REQUIRED: Add ventilation.

Insulation

Please see the Thermal Efficiency Section of this Report.

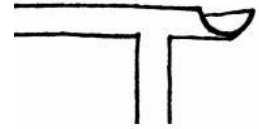
Electrical Cables

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

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

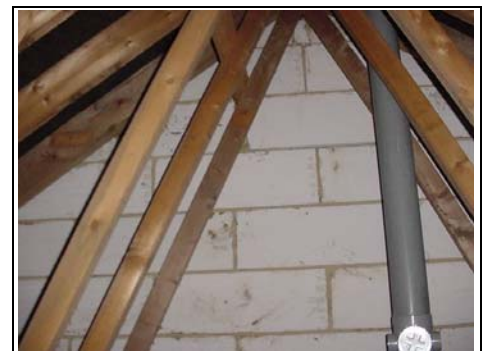
From ground level the gutters and downpipes looked to be older style plastic, which does get brittle with age and sunlight; at present they are starting to fade, as you can see in this photo, which does mean they are moving towards their brittlest stage. There may be some minor leaks, but we feel that most people could live with these.



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.

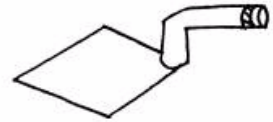
Soil and Vent Pipe

The soil and vent pipe is internal, you can see it in this photo taken within the roof space (the gray 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.

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.

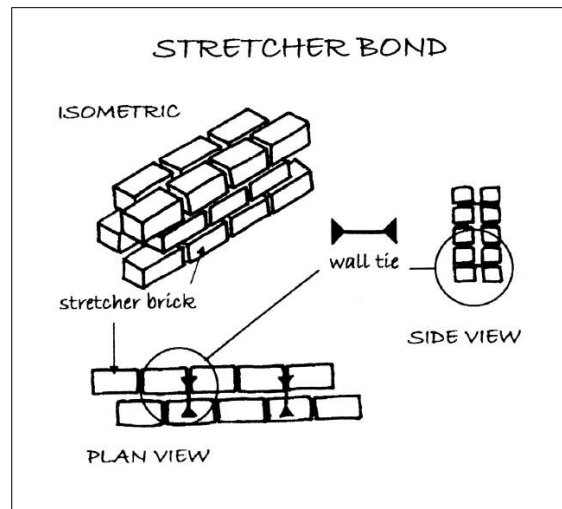
Brickwork

The walls are built in brick and bedded in cement mortar in what is known as 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".

We generally found the brickwork and pointing in average condition.



Render

There are areas of render to the box bay window to the front of the property along with timber detailing in a Tudor style.

When we say render, in this instance it is more a textured paint applied to a timber boarding. If you refer to the Executive Summary you will see the rear of the timber boarding.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age concrete lintels and 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 / plaster has been finished. We have made various assumptions based upon what we could see and how we think the brickwork / 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.

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

As the property is relatively new it is reasonable to expect Building Regulations approval to have been gained. Since 1948 the Local Authority has been tasked to check that the property is built to Building Regulations standards. Originally a depth of about half a metre was required this increased to 0.9 of a metre and in 1979 foundation depth was increased to 1m - 1.2m following problems with foundations said to be due to our warmer weather.

In this instance you are likely to have a concrete foundation of approximately one meter deep, possibly with a block footing.

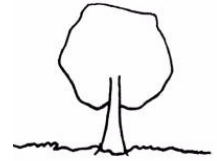
Building Insurance Policy

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.

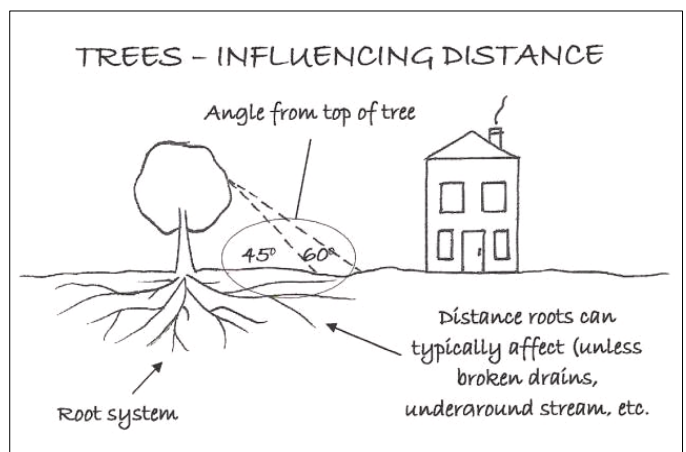
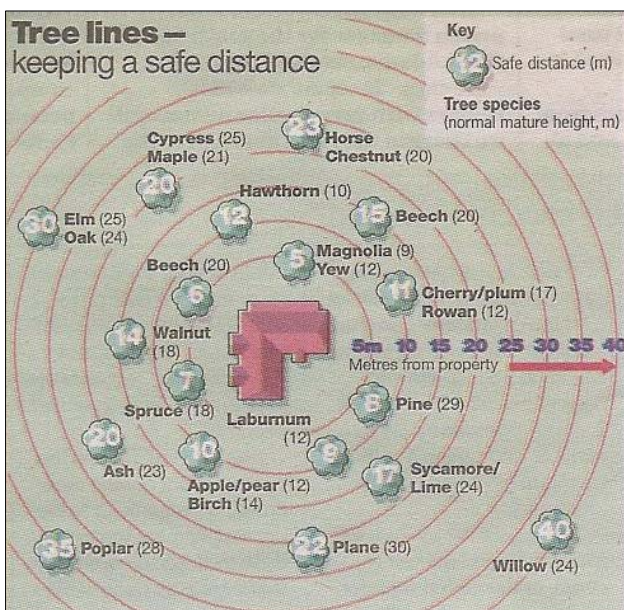
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES



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

You have a small tree in the garden, it certainly won't be a problem to the house in future years, however it is located fairly close to the drains, so if it does have a sudden spurt of new growth it may be that it has got into the drains.



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



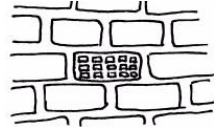
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, 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 could see a plastic damp proof course, which is generally two bricks off the ground. 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.

AIRBRICKS



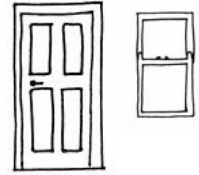
In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances of the property.

Airbricks are visible to this property, which is usually seen when suspended concrete floors have been used and that would be my thoughts in this case. However, without opening up the structure we cannot be certain.



Finally, we have made our best assumptions based upon our visual inspection of the outside of the property and our general knowledge of this age, type and style of construction. We have not opened up the floor, unless we have specifically stated so in this section.

EXTERNAL JOINERY



The external joinery part of this section covers fascias, soffits and bargeboards, 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 property has stained / painted timber fascia and soffit boards, which we noted are in average condition. We were also pleased to see that there is a vent in the soffit that will, providing it is not blocked, allow ventilation to the loft space to reduce condensation.



Box Bay Window to Front

Please see our comments in the Executive Summary with reference to ventilation to the box bay window.

Windows and Doors

The property timber double glazed windows. Generally we consider the windows in average condition.

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. In this case they are in average condition.

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.

Generally overall the external decorations are in average condition and we would expect some redecoration to be required within the next few years. However the boarding and timber to the bay boxed window would benefit from being redecorated as soon as possible as it will help make this area watertight.

ACTION REQUIRED: Redecorate as soon as possible.

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

CEILINGS, WALLS, PARTITIONS AND FINISHES



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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be plasterboard.



Plasterboard Defined

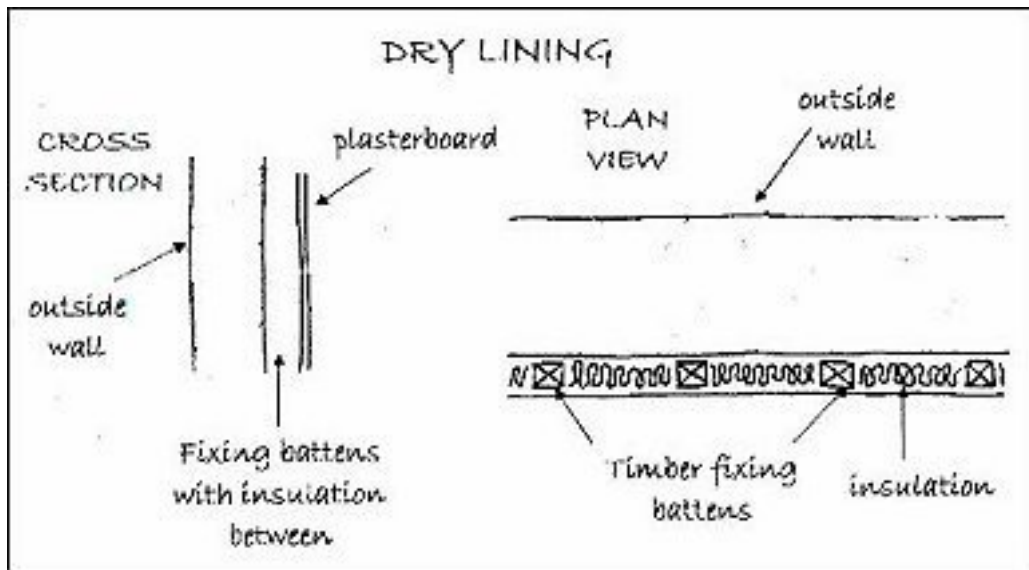
The usual name for Gypsum plasterboard, which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Internal Walls and Partitions

We have carried out a tap test to the internal walls (this is not rocket science, it is literally tapping the walls and listening for the sound made) and found them to be mainly studwork walls, which is quite common in modern construction. You may find some noise transfer between rooms.

Perimeter Walls

We believe that dry lining has been used to construct this property. This is often used in modern properties to meet modern thermal requirements (set out in the building regulations). Construction consists of a lining of the inside of the property with timber studs and insulation and then the usual modern plaster finish.



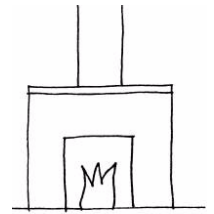
Dry Lining Defined (Modern Properties)

Within modern properties, dry lining is a technique used on what are known as non-traditional housing such as timber frame and proprietary systems. This will consist of timber battens which are lined with a plasterboard.

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 on the right hand side (all directions given as you face the front of the property).

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.

Ground Floor

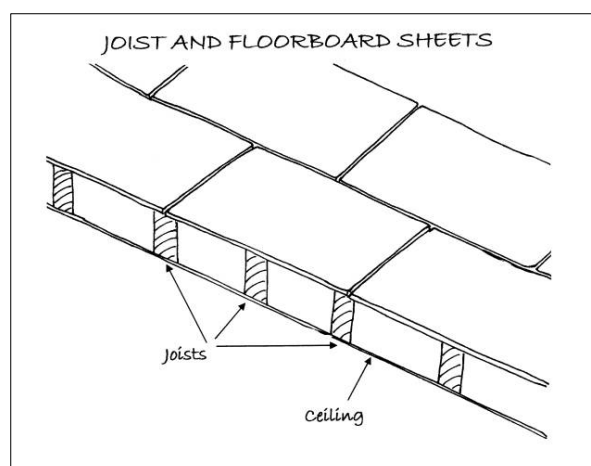
Based on our knowledge of this age of construction, We believe that the ground floor construction is predominantly a suspended concrete floor. This type of floor needs air circulation under it.

First Floor

We have assumed that the first floor construction is joist and floorboard sheets, as this is typical in his age of property.

Joist and Floorboard Construction Defined

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



Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings and laminated 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.

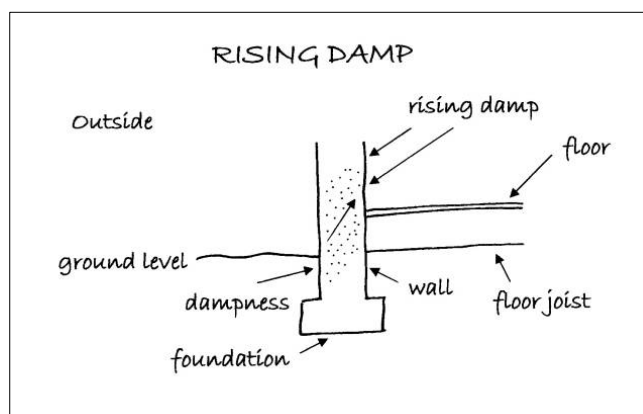
DAMPNESS



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.

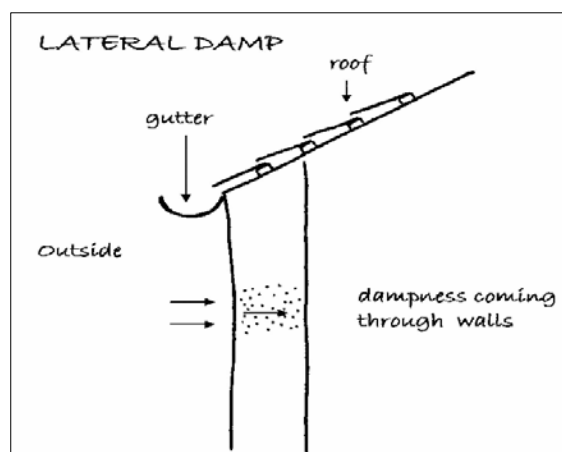


We would normally take tests with our electronic damp meter but we were not able to do so in this instance due to the dry lining. We carried out a visual inspection which showed no obvious signs, although our view was limited due to the dry lining.

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 would normally carry out tests with an electronic damp meter. However, as your property is dry lined we were unable to do this. We therefore carried out a visual inspection and did not find any signs of significant dampness coming through.



Condensation

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

You have a relatively small shower room, these tend to promote condensation.

At the time of the survey we could see no obvious signs of condensation, however, it 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.

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

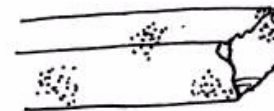
The property has hollow core doors (sometimes referred to as egg box doors, as this is what the internal of them looks like when they are opened up). Please see our comments in the Executive Summary regarding the knots grinning through.

Kitchen

From our cursory visual inspection the kitchen looked slightly dated and has suffered from some minor day-to-day wear and tear. 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.

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.*

In the areas inspected no evidence was found of any significant dry rot and we feel it is unlikely that it is occurring, given the conditions found.

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.*

Our visual inspection did not reveal any areas of wet rot, however the dampness found in the roof would eventually move towards wet rot as would leaks to the valley gutters.

Woodworm



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

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of significant woodworm activity or, indeed, 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, and the roof configuration, as it is restricted throughout the property by general fixtures and fittings.

Finally, in this age of property the timbers should have been treated against woodworm. We normally find that if there is any woodworm in a modern property that it has been brought in on older furniture and is usually found at the bottom of the stairs or the top of the stairs where the furniture is put as you rest before you move it into its final position. We would suggest you check the floors in these areas when you have the carpet up.

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 average, with minor marks as you would expect in a house that has been lived in by a family.

You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place, as it very much depends upon the use and abuse the decoration gets, for example, hallways will need tending to more often than a spare bedroom.

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.

THERMAL EFFICIENCY



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

Roof Insulation

Some roof insulation was present, although not to current Building Regulation requirements of 270mm. We would not be overly concerned about this as we typically find in roofs between 100mm – 150mm of insulation. In this instance you have approximately 150mm.

Walls

The property has a stretcher bond construction and we can only assume from the age of the property that it is likely that when it was built it included cavity insulation but, without opening up the wall, we cannot be certain. The property was built in the era insulation start to be used.

Windows

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

Services

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

Summary

Overall, considering the properties age, type and style, it has average thermal properties.

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

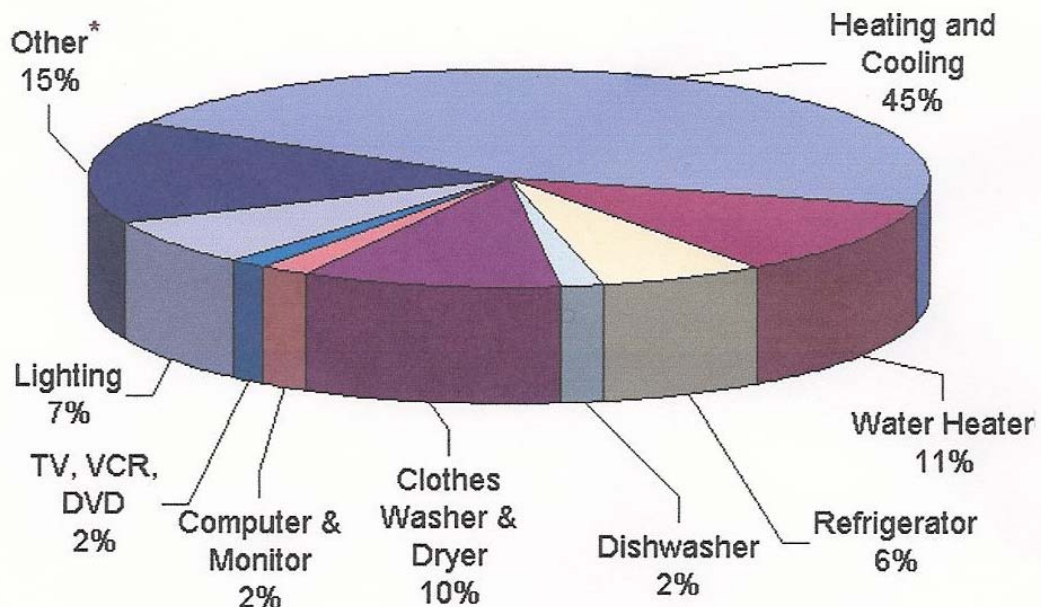
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

or www.ecocentre.org.uk for an alternative technological view.

Finally, we would advise that an energy rating is likely to be required for future house sales.

What does my energy bill pay for?



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

OTHER MATTERS



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

Security System

A security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

Some battery operated smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply (which means you no longer have to remember to change the batteries). Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed. We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on (providing it is switched on a certain number of times a year). We feel this is an excellent idea as it alleviates the problems of batteries running out. We also like the radio activated fire/smoke alarms. We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

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

Asbestos

There is an outside chance that some asbestos has been used in this property, although we think it unlikely as generally most asbestos had stopped being used in the 1980s and it was eventually banned in the 1990s, which means it is possible. It would have been used for such things as the cladding of internal services pipes such as the ones in the bathroom etc. We are not asbestos surveyors.

ACTION REQUIRED: If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

SERVICES

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

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

ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the kitchen. We would date the fuse board as being from the 1990s and, whilst not the best now available, it is reasonable.

Earth Test

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

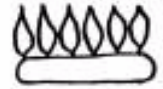
ACTION REQUIRED: As the house is changing occupancy an IEE report should be carried out by a NICEIC registered and approved electrical contractor.



In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

GAS



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

We are advised that the property has mains gas. The gas metre cupboard is located outside on the left hand side, which is good as it means you do not have to wait in for the gas person.

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

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

PLUMBING AND HEATING



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

Water Supply

We were advised that the controlling stopcock is located in the kitchen under the sink. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

Water Pressure

When the taps were run to carry out the drainage tests we checked the pressure, literally by putting a finger over the tap, and the pressure seemed typical of what we find. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones, have a constant supply of pressured water (they would blow up if they didn't!).

Cold Water Cistern

Please see our comments in the Roof Section.

Hot Water Cylinder

The hot water cylinder is relatively new (in this case we mean in the past 30 years) as it is factory lagged and located in the airing cupboard.

Plumbing

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

Heating

The boiler was located in the utility room; it is wall mounted and is made by Worcester Bosch, which is a commonly found make.

Please see our comments in the Executive Summary.

Ten Minute Heating Test

The heating was turned on during the course of our inspection. We checked a few radiators (three) and these were all warm and working.

Radiators

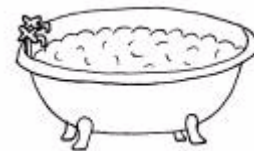
The property has micro-bore pipes to the heating system. From our experience these tend to get blocked more easily than a traditional heating system that uses a 12/13mm pipe. However, micro-bore pipes are cheaper than a traditional system and easier to fit, which is why they are popular with plumbers, as often the person putting in the heating system is not the one you call out to repair or solve any problems. Please see our comments in the Executive Summary.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

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

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

BATHROOM



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

Bathroom

The property has a three piece bathroom suite, which looks in reasonable condition, although dated. It is subject to some day-to-day wear and tear, as one would expect.

En Suite

Care should be taken with this type of shower tray as it tends to ‘give’ slightly and flex when stood in, which can, in turn, lead to water getting down behind it. Please see our comments in the Executive Summary.

ACTION REQUIRED: Ideally the shower tray should be replaced. As an absolute minimum the mastic seal should be checked and redone periodically.

Cloakroom

The cloakroom fixtures and fittings are reasonable and we feel it is a good sized cloakroom.

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.

MAIN DRAINS



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

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

We have run the cold water taps in the Kitchen and bathroom for 15 minutes, without any build up or back up.

Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We found four inspection chambers / manholes to this property. The inspection chambers are all located to the rear; two are hidden beneath the grass (see details of where they are below), one was hidden under a plant pot and the other is set into the barbeque area. We were only able to lift one of these manholes.

Inspection Chamber / Manhole One and Two in Rear Garden

These manholes are hidden beneath the grass and are approximately two paces to the right at a 45° angle from the back door and two paces to the left.



Manholes are in the middle of this photo under the grass

Inspection Chamber / Manhole Three – currently hidden under plant pot

We duly lifted this manhole and it was found to be plastic and free flowing at the time of our inspection.



Inspection Chamber / Manhole Four – Set into the Barbeque Area

This manhole is set into the barbeque area and is cemented into place; therefore we were unable to lift it!

We have only undertaken a visual inspection of the property's foul drains by lifting one manhole cover and running water from the taps within the house.

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal; however in this age of property it is likely to be via a soak-away.

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

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

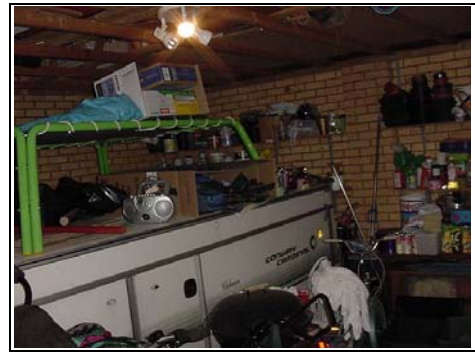
OUTSIDE AREAS

GARAGES / PARKING

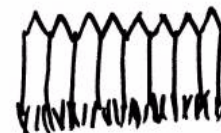


You have a linked double garage built in matching materials to the house. It has a concrete tile roof, brick walls, two separate double doors, metal lintels over the doors, and a trussed rafter roof.

As is common with many garages it is full of stored items, which limited our view slightly. We were pleased to see that the internal walls are brickwork, as opposed to blockwork that does tend to crack.



EXTERNAL AREAS



Front Garden

The front garden is mature and level

Rear Garden

The rear garden is on a slight slope, is mainly grassed and has a barbeque area.

Boundaries: The boundary wall is a mixture of brickwork and timber fencing; it generally looked in reasonable condition although we have not inspected it closely.



The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property, although this should be checked on the deeds.

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

Neighbours

Left Hand Neighbours

We spoke briefly to the neighbour on the left hand side who advised that there were no issues whatsoever and would miss the present owners.

Right Hand Neighbours

You haven't really got a right hand neighbour as such.

POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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

However, with regard to Envirosearch or similar general reports please read: www.1stAssociated.co.uk/leaderboard.asp

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

LOCAL AUTHORITY ENQUIRIES

When you booked this survey we asked you if you required us to carry out a verbal check on the status of the property with the Local Authority regarding whether it is a Listed Building, in a Conservation area and any history that is available over the phone with regard to Planning Applications and Building Control. In this instance you have not requested that we carry out this work.

Finally, your Solicitor should carry out any Local Authority checks and any additional enquiries he/she feels necessary, advising us if they feel that we can have further input.

Finally, an extract from the book “Sold”!

“When you receive your full structural survey (now known as a Building Survey) or House Buyers Report, do remember that you have requested a list of the property’s faults so it is unlikely to make cheerful reading. Every property has its faults but what you are looking for are the serious ones. If your Report does reveal a serious problem that you had not anticipated when making your offer, the first thing to do is to decide whether you want to take on the repairs if an adjustment is made to the price. If you do, then get quotes for the work as quickly as possible and present your case in a fair manner. Most people are reasonable under such circumstances and will compromise but inevitably there are those who are sufficiently confident of their position to say take it or leave it. In a very active market, prices may have moved up sufficiently to cover the extra expenditure in theory and the vendor will not hasten to point this out but remember that he has probably got a vendor pressing him to proceed quickly and starting with a new purchaser will cause him delay”

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**.

REFERENCES

The repair and maintenance of houses

Published by Estates Gazette Limited

Life expectancies of building components

*Published by Royal Institution of Chartered Surveyors and
Building Research Establishment*

Surveying buildings

*By Malcolm Hollis 4th edition published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible

By Mark Brinkley, Published by Burlington Press

APPENDICES

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement 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 pleasant warmish winter's day at the time of the inspection. The weather did not hamper the survey.

We would add that some defects only become apparent upon physical occupation or are only present as a result of the extremes of weather (which are becoming a more frequent occurrence). As you may be aware 2006 was the warmest year in Britain since records began, we believe, in the 1700s; with July 2006 being the hottest July on record in Britain. 2005 was the third driest year on record in Britain with 2003 being the driest. The year 2000 was the wettest year on record and August 2004 was the wettest August on record in Britain. This may have adverse effects on lots of buildings in years to come.

NOT LOCAL

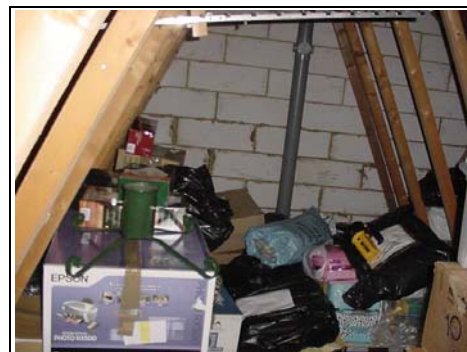
It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to the mass of stored items within the roof and also within the garage. The owner freely admitted that they had not thrown anything away in 13 years and it was all stored within the roof.



THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

From what we can see this is an internet based company who say they offer independent property research (in fact they say they are the only independent company), although they also advise that they are part of a property related group that has bought and sold over 60 million pounds worth of residential property, which indicates that they may have a vested interest. They do also comment that they have carried out their own independent surveys and they have at least two Hometrack recommended estate agents in each postcode area. We would refer you to the 'About us' section within their website to understand better where their information is coming from. We would comment that we have been pleasantly surprised with the quality of information provided by the company.

Motleyfool.co.uk

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

<http://www.nethouseprices.com/>

This website offers information on land registry recorded property sales, by postcode or address.