

RESIDENTIAL BUILDING SURVEY

XXXXXXX

xxxxx Ludlow, Shropshire. SY8 X



FOR

Mr X

Prepared by:

XXXXXX

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

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

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

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

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

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

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

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

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REPORT FORMAT

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

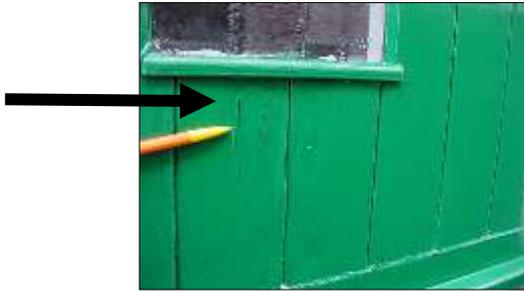
GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil 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.

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SYNOPSIS

SITUATION AND DESCRIPTION

A two storey property situated in a rural location on a sloping site with access via a private roadway. The property has a double garage and a single garage plus off road parking with surrounding gardens.

The date plaque on the side of the main building states it was built in 1991 (although the present owner thought 1990) with the extension being built in 1994/95. If the exact age of the property interests you 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:

1979-1991	The Thatcher Years
1988	The Channel Tunnel is started
1990	Release of Nelson Mandela from prison in South Africa
1994	The first episode of 'Friends' is broadcast
1994	Digital Cameras (also the first recorded case of SPAM, interestingly enough, sent out by an Arizonian law company)
1994	The Channel Tunnel is opened
1997	Death of Princess Diana
Late 1990s	British Property Boom

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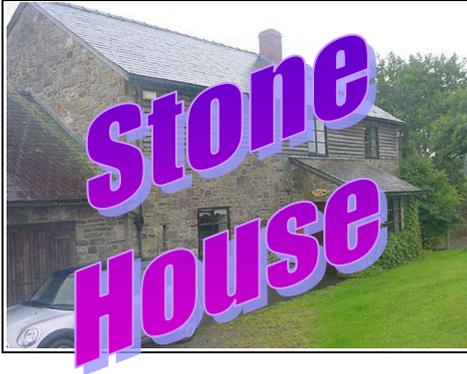
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EXTERNAL PHOTOGRAPHS



Front view



Rear view



Annex



Double garage/workshop



Rear garden



Single garage

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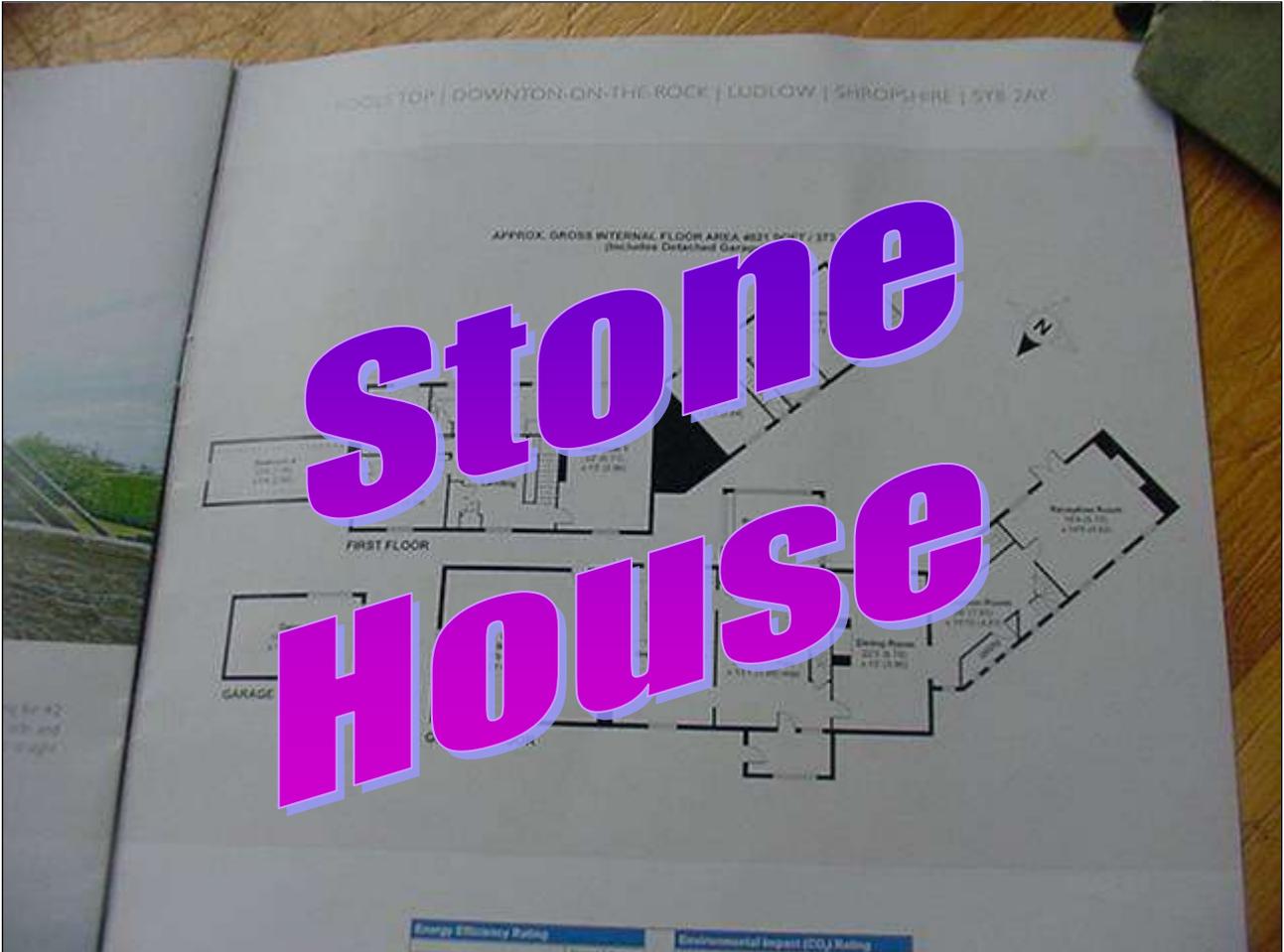
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Plan of property



Past aerial view of the property



Recent aerial view of property

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ACCOMMODATION AND FACILITIES

Main House

Ground Floor

The ground floor accommodation consists of:

Entrance lobby
Hallway with cloakroom
Kitchen/Breakfast Room
Double garage/workshop area
Garden room/conservatory
Dining Room

First Floor

The first floor accommodation consists of:

Bedroom with en suite
Bedroom Two
Bedroom Three
Family bathroom
Bedroom Four above the garage (access through a bedroom)
Landing area

Annex

Ground Floor

The ground floor of the annex consists of:

Link area
Utility Room
Second cloakroom
Lounge

First Floor

The first floor of the annex consists of:

Two bedrooms
Family bathroom and separate shower

Outside Areas

A single detached garage and off road parking with surrounding gardens.

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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.

Main House Ground Floor



Entrance Hall



Kitchen/Breakfast room



Formal Dining Room



Conservatory



Double garage/workshop

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First Floor



Master Bedroom



En suite bathroom



Rear LH Bedroom



Bedroom used as an office



Bedroom over garage



Family Bathroom

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Annex
Ground Floor



Utility Room



Lounge



Cloakroom

First Floor



Bedroom



Bedroom



Bathroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Three brick built chimneys
Main Roof:	Pitched roofs clad in slate with two roof lights to the annex.
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Internal
Walls:	Stone built (assumed)
Fascias and Soffits:	Plastic
Windows and Doors:	Timber double glazed windows (hardwood to the original property and softwood to the extension)

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Mixture of solid and studwork (assumed) Perimeter walls are dry lined.
Floors:	Ground Floor: Part suspended floor (we are advised with insulation underneath it) to the original property and to the annex suspended floor construction unknown and to the conservatory a permanent shuttered concrete floor (assumed).
	First Floor: Joist and floorboard sheets (assumed)

Services

We are advised (by the owner) that the property has a private water supply, a septic tank, electricity and oil (assumed). There is a Worcester floor mounted boiler (oil fed) and electric fuse board within the garage, an Aga and two solar panels.

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

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

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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 fifty plus photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back.

Generally we found the property to be in average condition considering the property's age, type and style with a few exceptions. 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!

You have a traditional looking property built to modern standards, particularly with regard to thermal efficiency, although we would add that in some parts of the property, for example the annex, it has been built to a price rather than a quality standard.

Great views in our opinion.



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

Good view from kitchen window

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The Bad

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

1) **Access via a Private Road**

You need to establish if you have any maintenance costs with regard to this (the present owner advised us there are none during the question and answer session) and if you have any liabilities with regard to this (present owner did not know).



ACTION REQUIRED: Your legal advisor to check and advise.

Passing traffic during course of the survey!

Please see the External Section of this Report.

2) **Exposed location**

We can see there has been some damage to the perimeter of the slate roof which is just visible in the centre top of the adjoining photo. This is due to we suspect the exposed location and is a very unusual detail to have on such a new property. Also some of the lead around the chimneys have been displaced again we believe this is due to the exposed location.



Damage to perimeter of the roof

ACTION REQUIRED: Although it is common sense you will need to have a check of the high level areas such as the roof coming up to the winter months and you also need to get to know a good roofer, we always recommend that you have a supply of your own slates as well so that the roofer does not have to look around to try and find these which can all take up time which you may not have if the roof is damaged.

Please see the Roof Section of this Report.

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3) Bats/vermin in the main roof

We believe you have bats in the main roof and mice in some of the other roofs. We make this comment as there are a lot of droppings in the main roof, we discussed this with the present owner during our question and answer session and he confirmed that he thought they there were bats in the main roof too. We saw some poison in the roof over the garage, this would normally be put down for mice etc. It is not that unusual given the location.

ACTION REQUIRED: With regard to bats you do need to seek specialist advice on this as they are a protected species. The Local Authority can normally help, you literally need a Bat man!

Please see the Roof Section of this Report.

4) Quality of windows

The original property has hardwood windows and the annex has softwood windows. The softwood windows need to be regularly treated as they do deteriorate particularly quickly. During our question and answer session the owner advised that Sikksens have been used which is in our opinion one of the best paints/treatments for timber windows. We would add that

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Bat droppings



Within roof over garage – tray normally has poison in it.



Hardwood window



Softwood window

we noted some of the double glazed units had misted over, this is fairly common in timber windows, particularly poor quality windows where the timber moves and breaks the seal of the double glazing unit.

ACTION REQUIRED: You will need to redecorate within the next few years and also replace the misted up double glazed units if this bothers you.

ANTICIPATED COST: In the region of £1500-£3000; quotations required.

Please see the Windows Section of this Report.

5) Redecoration

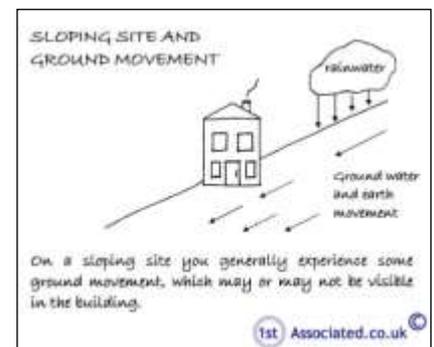
Windows – as previously described will need treating.

Cladding – Timber cladding may require staining in the form of the original treatment – seek advice from manufacturer

Fascias and Soffits and exposed rafters – will need restaining/painting

6) The driveway slopes towards the house

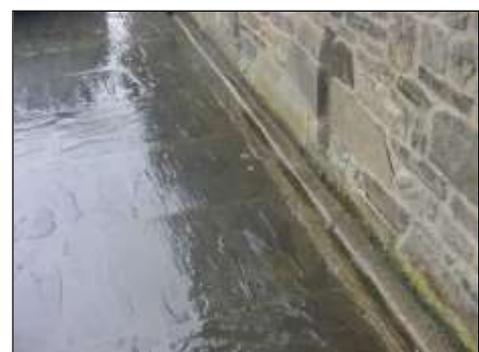
We would expect during heavy periods of rain that some rain may get into the property bringing dampness to the stonework however we would advise that we found the interior of the property to be dry lined (also known as false wall).



Sloping site

ACTION REQUIRED: You do need to stand outside next time it rains heavily and see how the water travels, if it does prove to be a problem we would suggest a French drain.

ANTICIPATED COST: In the region of £2000-£3000 dependent upon how difficult the digging is to put a French



Running gully – water may get into property

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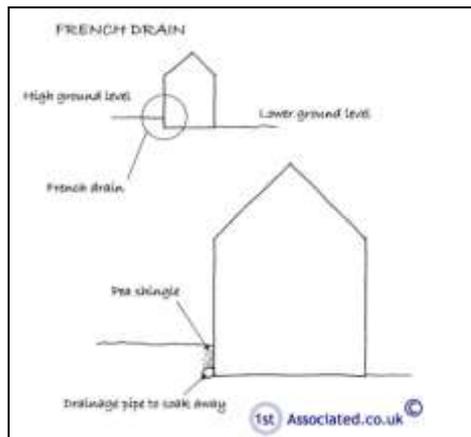
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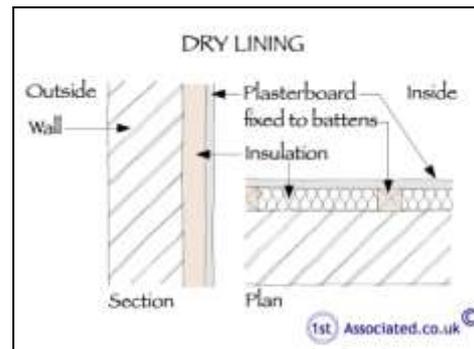
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gully along the front of the property; quotations required.



French drain



Dry lining

7) Tree maintenance Leylandii

You have a fence of Leylandii which do grow very quickly and do not underestimate how quickly they do grow. These need to be regularly maintained otherwise they will block the view although equally they do give some privacy.



Leylandii trees

Please see the Garden Section of this Report.

8) Services

Micro-bored pipework

You have an oil fired boiler and we would make a few comments about this:



Micro-bored pipe

Monitoring device

We did not note any monitoring device

with regard to the oil level.

Metal oil tank

We noted the property had a metal oil tank without a bunged wall this does mean that if there is any deterioration to the oil tank then the oil can escape. The mess oil can make is an experience to be believed!



ACTION REQUIRED: We would Metal oil tank budget to replace this with a plastic tank adding a bunged wall.

ANTICIPATED COST: £3000-£4000; quotations required.

Water Supply

If you have not been advised the water presently is supplied by XXXXXXXX rather than being on mains water.

The Ugly

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

There is nothing which we feel falls within this category.

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:

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ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC (or equivalent) 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 particularly in relation to its exposed location and the availability of some of the materials such as the softwood windows and the timber panelling. 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

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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.

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SUMMARY UPON REFLECTION



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

Due to the exposed location we feel that the house may be fairly costly to heat and suggest that you ask for copies of previous bills etc in relation to this and bare in mind the size of the original family and how the house was used.

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

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

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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We 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.

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



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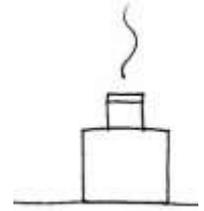
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EXTERNAL

CHIMNEY STACKS AND ROOF WINDOWS



Chimney stacks

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

This property has three chimneys, which are located one to the main roof and two to the rear roof.

Chimney One front main roof

This chimney is brick finished with no chimney pots with lead flashings. From what we could see the chimney looks in average condition. We were unable to see the top of the chimney known as the flaunchings therefore we cannot comment on this. We did note that the lead was lifted, probably due to the exposed location and there is likely to be some pointing that is worn.



Chimney one

ACTION REQUIRED: Before the winter of 2010 you need to check this chimney, reposition the lead and repoint if necessary.

ANTICIPATED COST: It will be likely that scaffold access will be required therefore the cost will be in the region of £1000-£2000



Chimney one showing lead coming loose, possibly some repointing needed

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Chimney Two to the rear right hand side annex roof

We would comment in a similar manner to chimney one, it is brick built with a single chimney pot we would recommend that this chimney is also inspected close up when the repair work to chimney one is being carried out in the next few years.



Chimney two

Chimney Three to the rear left hand side annex roof

This chimney is again brick built and is in a similar condition to the other chimneys.

ACTION REQUIRED: Whilst the work is being carried out to chimney one the central chimney we would also recommend that the other chimneys are inspected.



Chimney three

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.

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Roof windows

There are two roof windows located in the annex roof and they are manufactured windows with metal on the outside and timber on the inside, inevitably we find they tend to leak which is important given their location.

Finally, we have made our best assumptions on the overall condition of the chimney stacks 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 the Chimneybreasts, Flues and Fireplaces Section of this Report.

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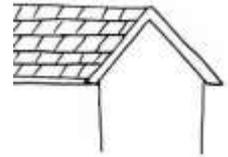
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ROOF COVERINGS AND UNDERLAYERS



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

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 high level Main roof and the 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 please be aware of our comments with regard to this being an exposed location, please see the Executive Summary.



Main roof at front of property

Moss

Generally we would comment there is a minor amount of moss growth present on the roof slopes, particularly those that do not get the sunlight. In this case, in extreme cases, impede the run-off of rainwater, lead to gutter blockages and cause water penetration which, in turn, may lead to rot or other defects in nearby timbers.



Moss to annex roof

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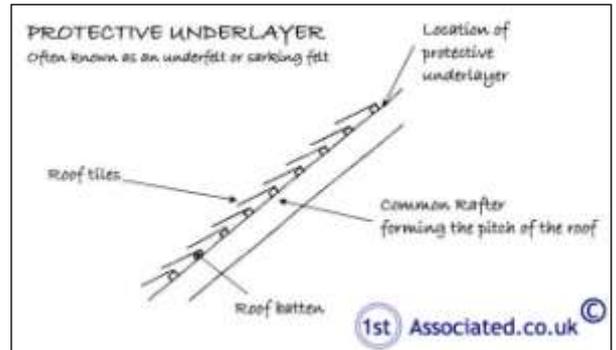
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Protective Underlayer (Often known as the sarking felt or underfelt)

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



Protective underlayer

When we inspected the loft space we found a Hessian base Bitumen membrane protective underlayer. This type of membrane has been used since the 1960s. Whilst it does have some damage it is generally nothing more than we would expect to find.



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 Roofs

Conservatory/garden room roof

The rear conservatory/garden room roof is as the main roof previously described and where it meets the main building we were pleased to see it has a lead flashing.



Conservatory/garden room roof

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Front link room roof

As previously described clad in slate. Interestingly both roofs have a rolled lead hipped ridge which we only find on the better quality modern constructed properties but in this case it may be due to the exposed location.



Front link room roof

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

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

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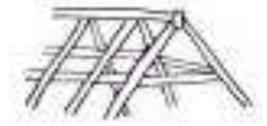
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ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

We will consider the roof in three areas; the original roof, the new/rear roof and the garage roof.

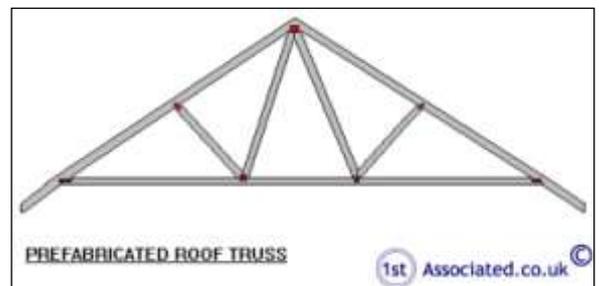
Roof Access

The original roof is accessed via a loft hatch located on the landing in the main house and the new/annex roof is accessed via loft hatch located in the landing of the annex. The main roof does not have ladders or secured floorboards however the annex has been boarded out and has lights. There is also access into the sides of the garage roof via the bedroom formed in the roof.

We recommend in the main roof that a ladder is added and more lights are added together with floorboards secured as it will make the roofs safer and easier to use. All lofts have been viewed by torchlight.

Roof Structure

The roof structure is a pre-fabricated fan trussed roof rafter which looks like W". 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.



Prefabricated roof truss

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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
- Structurally significant dry rot
- Structurally significant wet rot



Roof timbers

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 average condition with some minor condensation and damp.

ACTION REQUIRED: Ideally add ventilation.

Water Tanks

The water tank is formed in plastic and in this case it is also insulated.

We would always recommend that all 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 did not see any vents to the roof to help prevent condensation.

ACTION REQUIRED: Add vents

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Insulation

Please see the Thermal Efficiency Section of this Report.

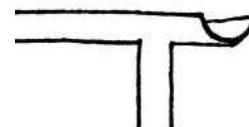
Electrical Cables

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

The property has plastic gutters and downpipes. What we found was in average condition all things considered; we can see areas where the gutters are leaking and some general repairs are needed but most people would be able to live with these.



Gutter and downpipe

Soil and Vent Pipe

The property has an internal soil and vent pipes, you can see where the flue is at roof level.



Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level.

Soil and vent pipe to the centre of the roof

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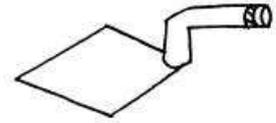
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WALLS



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

The walls are built in a coarse stonework and also have timber cladding.

Stonework

Taking into consideration the age, type and style of this property we would say that the stonework and pointing overall is in average condition.

This is a modern stone built building so we would expect there to be a relatively thin stone outer walls compared with older properties with blockwork or dry lining internally. Without opening up the structure it is impossible to advise further.



Stonework

Abbreviated Stonework general information.

Stone has been used for many years, particularly where it's a local material. The use of stone in domestic structures became more general from the 15th Century and increased towards the end of the 16th century as timber became scarce before brick had not yet become established. By the end of the 17th century stone was very much the accepted building material, especially where it was a natural resource.

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Timber cladding

Timber cladding has been used to the upper part of the property. The outside face that we can see looks to be untreated which is how it is meant to be/or the timber may need treating. We are not 100% certain in this instance.



Timber cladding

ACTION REQUIRED: Your legal advisor needs to specifically ask the owner whether the timber is pre-treated or whether it needs regular treatment. It is high level work and is likely to be costly in the region of several thousand pounds. Please refer to our Executive Summary.

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

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

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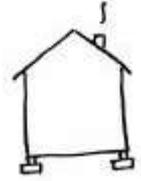
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FOUNDATIONS



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

Foundations

In one off properties such as this the type of foundations will have been specially designed. We can only assume that the original design met the Building Control standards of the day. We would expect this type of property to have a strip foundation. Without opening up the structure we cannot be certain. However, we did note in the old aerial photos of the property that the original property had buttresses which are normally added where there has been ground movement.

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.

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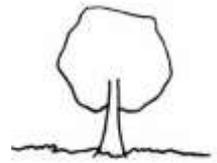
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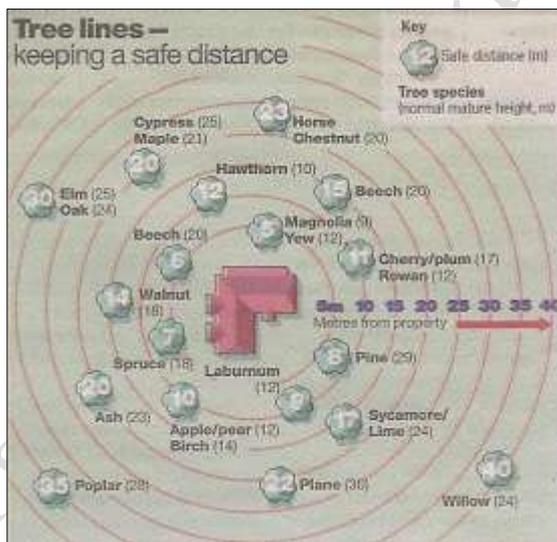
TREES

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

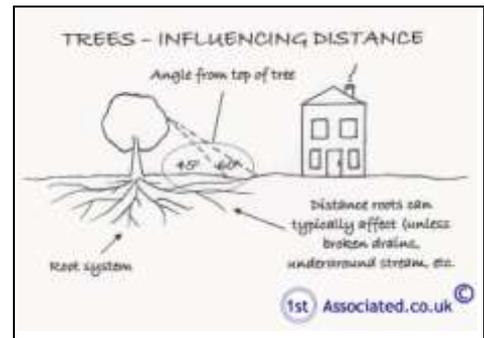
Damage to foundations and underground services can be caused by trees and shrubs. There is one fairly large tree which is quite close to the building but we do not believe it to be, what we term within influencing distance, and it needs to be maintained. We would refer you to the Executive Summary and note our comments with regard to how quickly Leylandii trees grow. Properties with trees nearby will always be susceptible to movement



Tree fairly close to the property



Influencing Distance Defined



Influencing distance

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.

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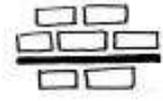
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DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case the damp proof course is not visible given the age of the property and assuming it has been built to building regulation standards a damp proof course will have been built in as work progresses.

Please see the Dampness Section of this report.

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

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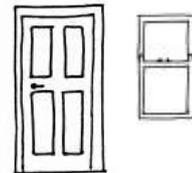
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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 roof perimeter detail includes exposed rafter feet. We generally find that due to the awkwardness of these they do not get painted / stained as often as they should and you may find rot if they are closely examined.

ACTION REQUIRED: Paint/ Stain before the winter of 2010.



Fascias and soffits

Windows and Doors

The property timber double glazed windows we noted trickle vents to some of the windows. The original property has hardwood windows which are in relatively good condition the annex has softwood windows where the paint is starting to flake and needs attention.

ACTION REQUIRED: Please see Executive Summary



Double glazed timber windows

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Finally, we have carried out a general and random inspection of the fascias and soffits and windows and doors. 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 fascias and soffits and windows and doors. 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.

With this type of soft wood / location window it will need to redecorate relatively soon the softwood windows, the exposed rafter feet and the cladding, this will no doubt be an ongoing process and do not underestimate the time it will take up and/or expenses. For example in a question and answer session the owner was an expert in Sikken's (we are sure he would not mind us saying this), an expensive but good wood treatment product and he had a good store of it in the workshop!



Painting products in stored workshop

ACTION REQUIRED: We would recommend external decoration before the winter of 2010.

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

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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 Fascias and Soffits and Windows and Doors section.

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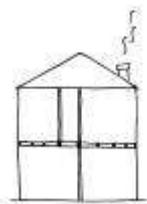
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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



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

Ceilings

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

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.

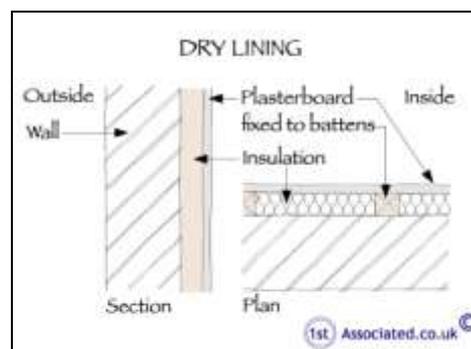
Internal Walls and Partitions

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 a mixture of solid walls and hollow/studwork walls.

Generally it is a reasonable assumption that the solid walls are likely to be made from blockwork and will be the structural walls, with the studwork walls being purely to divide the 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



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Dry lining

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of the inside of the property with timber studs and insulation and then the usual modern plaster finish.

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

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

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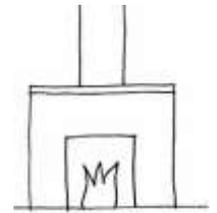
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CHIMNEY BREASTS



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

The chimney breasts are located to the centre and to the left and right of the property (all directions given as you face the front of the property).

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

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 section of this Report.

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FLOORS



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

Ground Floor

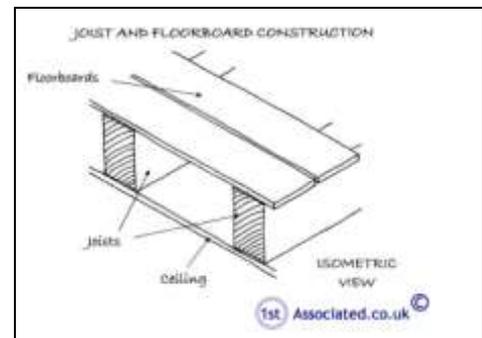
The floors felt solid and firm underfoot so we have assumed they are formed in concrete. We have not opened up the floors. In this age of property you could find insulation has also formed part of the construction a modern requirement to save heat.

First Floor

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

Joist and Floorboard Construction Defined

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



Joist and floorboards

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

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DAMPNESS

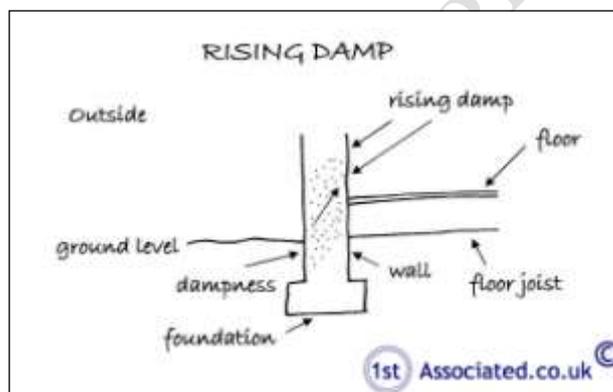


In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

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

There is now much debate over whether true rising damp does exist after research over a 10 year period.

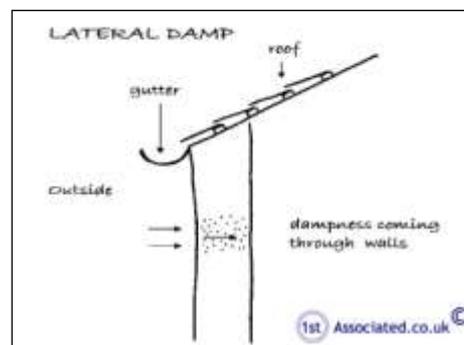


Rising damp

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 the walls.

Lateral or Penetrating Dampness

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



Lateral damp

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Comments are the same as rising dampness we are limited by the walls being dry lined.



Testing for dampness and showing it is dry lined

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, 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.

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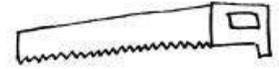
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INTERNAL JOINERY



This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

The property has stripped wood panelled doors. In the majority of cases they are generally in reasonable condition, although they don't fit perfectly (some of them have been painted in colours that we personally would not choose).



Wood panelled door



Painted wooden door

Kitchen

From our cursory visual inspection the kitchen looked in average condition.

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 Fascias and Soffits and Windows and Doors Section.

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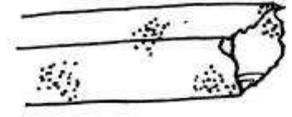
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TIMBER DEFECTS



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

Dry Rot

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

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.*

In the areas visually inspected no evidence was found of any significant wet rot. However the cladding was difficult to inspect because it was at high level and may have some wet rot.

ACTION REQUIRED: Please read our comments in the Executive Summary regarding the cladding needing staining or whatever the manufacturers recommend.

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

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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 woodworm activity or indeed signs of past woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

ACTION REQUIRED: If you wish to be 100 per cent certain that there is no woodworm the only way would be to check the property when is emptied of fixtures and fittings etc.

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

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INTERNAL DECORATIONS



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

The decoration is average, but dated with minor marks as you would expect in a home that's been lived in. 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.

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THERMAL EFFICIENCY



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

HIPs (Home Information Packs) Report

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes

Roof Insulation

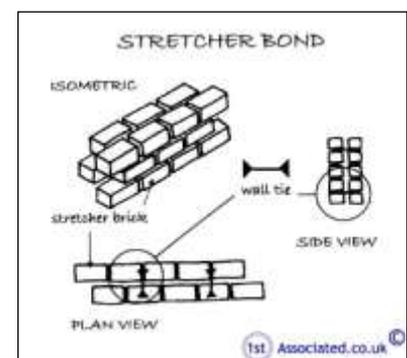
Various depths of roof insulation were noted. Current Building Regulations requirements are of 270mm of insulations. However if you do insult to this level then you would need to also ventilate.



Roof insulation

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.



Stretcher bond brickwork

Windows

The windows are double glazed some are defective and ultimately need replacement. The

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thermal properties should be reasonable generally, the defective double glazing will not be as good as it should be.

Services

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

Summary

Compared to properties that we normally see this property has average thermal efficiencies given its age, type and style.

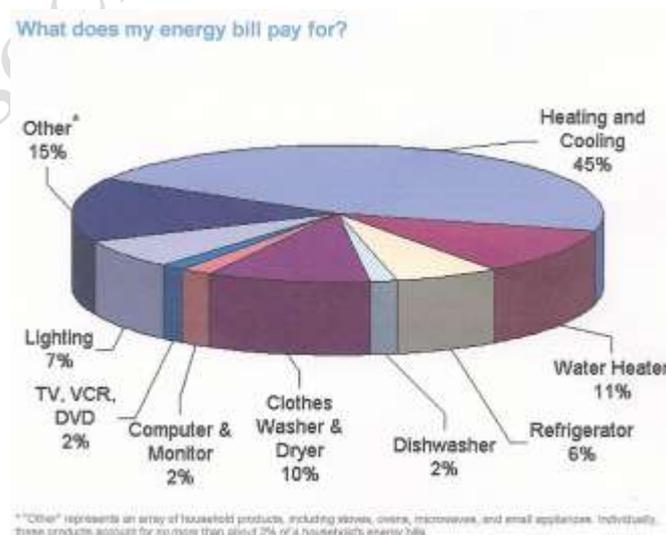
Further information can be obtained with regard to energy saving via the Internet on the following pages:

[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 required for future house sales.



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OTHER MATTERS



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

Location

The property sits in an exposed location and maybe subject to the extremes of weather.

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

Security System

A security system was noted. We are advised it is working (we have not tested it). 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 Systems and 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



Fire hydrant

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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

Radon

Radon is a problem in some areas. Please note that we do not carry out radon tests. We would always recommend radon testing is carried out.

ACTION REQUIRED: Your Legal Advisor to specifically request a copy of the radon test from the owner or have one carried out immediately as it can take some time to get the results.

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SERVICES

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

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

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ELECTRICITY

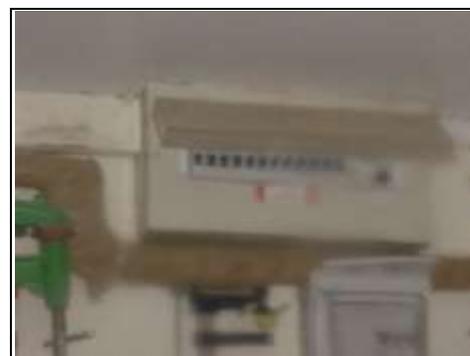


It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the 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 annex toilet and garage. We believe the fuse board is original, whilst not the best now available, it is reasonable. If you have young children in the property or elderly people you may wish to change and update to the latest fuse boards that cut out far quicker than these ones.



Fuse board in garage



Fuse board in annex

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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: If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every five years.



Earth Test

Also note that Building Regulations require certain electrical work to be certified by an approved contractor. Please see the appendices at the end of this survey for further details.

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

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

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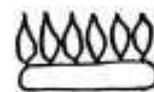
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OIL



The oil tank looks in reasonable condition with minimal rust. It really is not possible for us to establish if the oil tank is leaking from a one-off inspection, although there were no obvious visible signs of this.

No bunged wall – please see our comments in the Executive Summary about there being no bunged wall which is a safety measure.

ACTION REQUIRED: Have the oil tank checked by an independent OFTEC registered heating engineer prior to committing to purchase the property. You may have to replace with a plastic tank

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PLUMBING AND HEATING



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

Water Supply

This is from XXX rather than being a national supplier. We were advised in our question and answer session by the owner that when there was a drought the XXX had actually imported water in when they ran out.

Water Pressure

When the taps were run to carry out the drainage tests we checked the pressure, literally by putting a finger over a tap, and the pressure seemed typical of what we find. Some taps were not working at the time of the inspection.

We have not used a listening stick to check for water leaks

Cold Water Cistern

Please see our comments in the Roof Section.

Hot Water Cylinder

A relatively modern hot water cylinder, we find these relatively efficient and also have the benefit of the solar power.



Hot water cylinder

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.

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Heating

The boiler is made by Worcester Bosch, which is a commonly found make and is floor mounted.

Micro-bored pipes

The heating system has micro-bore pipes about 5mm pipes. From our experience these tend to get blocked more easily than a traditional heating system that uses a 12/13mm pipe.

However for plumbers, micro-bore pipes are cheaper than a traditional system and easier to fit, which is why they are popular with plumbers and developers, as the person putting in the heating system is usually not the one you call out to repair or solve any problems!.

Ten Minute Heating Test

We asked the occupier to turn the heating on for approximately ten minutes, we then checked the hall way radiators (ground floor and first floor) and found them to be warm.

Efficiency of solar panels

We spoke to the present owner about the solar panels and he advised that it had reduced the amount of oil they consumed (a family of two adults and one child) from four tanks of oil to about two tanks of oil. You must remember this is very subjective as the heat levels different people like in properties can vary enormously, however it is the reduction that we are highlighting. In our experience the modern volatic panels use light as well as sunlight.



Solar panels to main house

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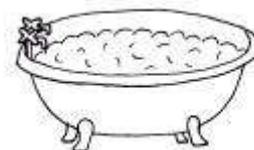
Other Eco type items.

You may wish to look into gray water use, this is the collection of rainwater and reused in the property. We assume the rainwater goes to soak aways given the age of the property.

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.

A family bathroom within the main building is to an average standard and an en suite to the master bedroom again is to an average standard. There is also a further family bathroom in the annex which again is to an average standard with a shower with blue lights to the base which is something we have not seen before. There are two cloakrooms, one to the main house and one to the annex which are always useful and are located on the ground floor.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

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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.

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted. It appears that the property's foul drains discharge to a cess pit, traditionally an underground chamber designed for the storage of foul water. Once the chamber has filled it will require pumping out by the Local Authority or a private contractor.

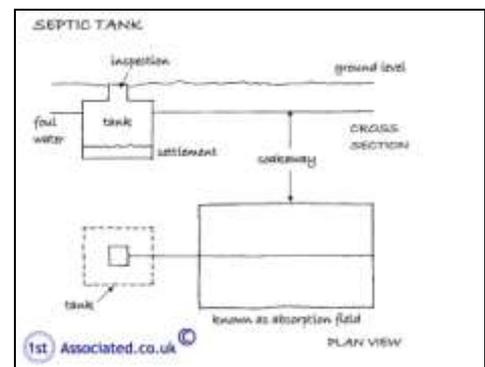
Inspection Chambers / Manholes

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 could not see into the cesspool at the time of our inspection and we have been unable to determine the size, construction or condition of the chamber: obviously the size of the chamber will determine the frequency of the required pumping out, which is, nowadays, a relatively costly operation. In some cases, cesspools have been provided with overflows, or some similar arrangement, designed to reduce the frequency of emptying. This course of action should not be adopted and will result in pollution taking place and the building owner could be liable for prosecution. With regard to the subject property, we have been unable to confirm whether an overflow has been provided or not. We suggest that you make enquiries of the vendor and ask to see invoices for past emptying of the chamber so that a judgment may be made.



Looking down into septic tank



Septic tank

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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 it is normally into a soak away in this age of property.

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

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

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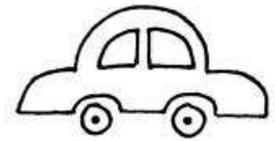
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OUTSIDE AREAS

GARAGES/PARKING



The double garage is currently used as a workshop and we did not have access to the single garage. Additionally there is off road parking.

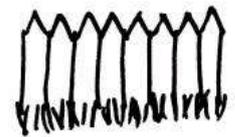


Double garage



Garage

EXTERNAL AREAS



Front Garden

Mainly laid to a lawn with some semi mature trees to partly hide the property from the adjoining road.



Left hand side garden



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Rear Garden



Trees to the rear



Driveway in rear garden



Adjoining field

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

We spoke to the owner in our question and answer session and he advised that he was uncertain as to which boundaries were owned or should be managed by however.

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

Unfortunately we did not manage to catch the left hand neighbour in.

Other Neighbours

You do not really have any other neighbours as such.

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POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or 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

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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 see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

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It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

Life expectancies of building components
*Published by Royal Institution of Chartered Surveyors and
Building Research Establishment*

Surveying buildings
*By Malcolm Hollis published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible
By Mark Brinkley, Published by Burlington Press

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APPENDICES

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXXXXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

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

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

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WEATHER

It was dull and raining at the time of the inspection. The weather did not hamper the survey.

Our weather seems to be moving towards the extremities from relatively mid range. A few interesting facts in Britain over the years have been:

2000	Wettest year on record at the time
2003	Driest year on record at the time
2004	Wettest August on record at the time
2004	Boscastle was the worst flash flood on record at the time
2005	Third driest year on record at the time
2006	Warmest year recorded on record at the time
July 2006	Hottest July on record at the time
2006	Hottest autumn on record at the time
2007	Warmest spring on record at the time
2007	Wettest June on record at the time
April '06-April '07	Hottest 12 months on record at the time
2008	
2009	Third wettest August since 1956
2010	Heaviest snowfall in March since 1991 Britain faces one of the coldest winters for 100 years

References BBC News www.bbc.co.uk

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.

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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 not opening up the ground floor and the first floor. We did not meet you at the property which we always find is useful to go through specific issues, concerns or future alterations to the property. We would be more than happy to meet you at the property if you so wish.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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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.

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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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.

www.globrix.com

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

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