

RESIDENTIAL BUILDING SURVEY

**Bedford,
Bedfordshire
MK41**



**FOR
Mrs S**

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS

EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

CHIMNEY STACKS, FLUES
ROOF COVERINGS AND UNDERLAYERS
ROOF STRUCTURE AND LOFT SPACE
GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES
EXTERNAL WALLS
FASCIAS AND SOFFITS AND WINDOWS AND DOORS
EXTERNAL DECORATIONS

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES
CHIMNEY BREASTS, FLUES AND FIREPLACES
FLOORS
DAMPNESS
INTERNAL JOINERY
TIMBER DEFECTS
INTERNAL DECORATIONS
THERMAL EFFICIENCY
OTHER MATTERS

SERVICES

ELECTRICITY
GAS
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

GARAGES/OUTBUILDINGS / PARKING
EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET
ARTICLES

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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 XXXXXX.

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.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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 single storey detached bungalow situated on a corner plot. The property has a garage with gardens to the front and rear with access to the rear garden from both sides.

The garden to the front is divided between off road parking with brick pavers and the garden. The rear garden is adjacent to an electric substation.

We believe that the property was built in the 1960's/1970's and has had little done to it in recent years. If the 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:

1960	Internet was developed as a communications system for the defence industry
1963	President Kennedy assassinated in Dallas
1965	Winston Churchill died at the age of 90
1966	England win the football World Cup
Early 1970s	British Property Boom
1973	Britain enters the European Economic Community
1975	Microsoft founded
1978-1979	The Winter of Discontent
1979-1991	The Thatcher Years

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL PHOTOGRAPHS



Front view



Rear view



Left hand view



Front garden



Rear garden

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACCOMMODATION AND FACILITIES

(All directions given as you face the front of the property)

Ground Floor

The ground floor accommodation consists of:

- 1) Small covered entrance
- 2) Entrance Hallway
- 3) Lounge (rear)
- 4) Kitchen(with serving hatch)
- 5) Two bedrooms
- 6) Bedroom/Study
- 7) Bathroom
- 8) Garage (accessed via the garage door)

Outside Areas

There is a front garden with off road parking with a garage to the left hand side and a garden to the rear which is laid mainly to lawn. There are two sheds to the rear of the garage and adjacent to the garden (we could only open one shed).

Finally, all these details need to be checked and confirmed by your Legal Advisor.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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



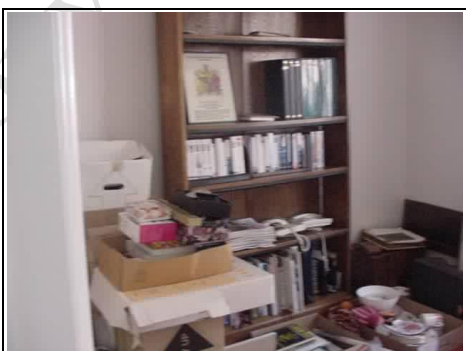
Kitchen



Bedroom – front left



Bedroom – front right



Bedroom/Study



Bathroom

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick chimneys.
Main Roof:	Hipped and pitched, clad with interlocking concrete tiles with a hessian based protective underlayer.
Main Roof Structure:	Cut timber hipped roof.
Gutters and Downpipes:	Cast iron and plastic.
Soil and Vent Pipe:	Internal.
Walls:	Stretcher Bond Brickwork (assumed).
Fascias and Soffits:	Painted timber.
Windows and Doors:	Timber single glazed windows with secondary glazing internally.

Internal

Ceilings:	Plasterboard or board (assumed).
Walls:	Mixture of solid and stud work (for example the kitchen) (assumed).
Floors: Ground Floor:	Solid under foot assumed concrete.

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed).

There is a wall mounted Potterton Superprima boiler located in the kitchen. The hot water cylinder is also in the kitchen. The electrics are dated and are located in the hallway.

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.

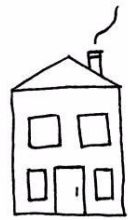
Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

EXECUTIVE SUMMARY



Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future 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 150 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.

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!

- 1.0) The property has the benefit of off road parking and the space that a corner plot gives.
- 2.0) There is good natural light and the property has plenty of windows!
- 3.0) The property has potential.

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

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

The Bad

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

1.0) Cracking - rear right hand side

To the rear right hand corner we can see there has been cracking to the property which has been repaired in years gone by. This is possibly due to a leak in the nearby drains or possibly the clay soil in the area. There has been some very minor re-opening of this stepped crack.



External cracking to kitchen

With this age of property it could be argued that this is a characteristic of the building particularly as it is likely to sit on clay soil. As you are aware from our discussions and investigations the drains are slightly unusual.

ACTION REQUIRED: We would recommend a Closed Circuit TV camera report of the drains to check that they are not leaking.



Cracking to external wall

ANTICIPATED COST: A few hundred pounds; please obtain quotations.

We believe that Bedford Town Council offer a Closed Circuit TV camera report

You also need to be aware that cracking of any sort may put some buyers off when you come to sell the property and therefore limiting the market. You need to be happy with this characteristic of the property.

Please see the Walls Section of this Report.

Independent Chartered Surveyors

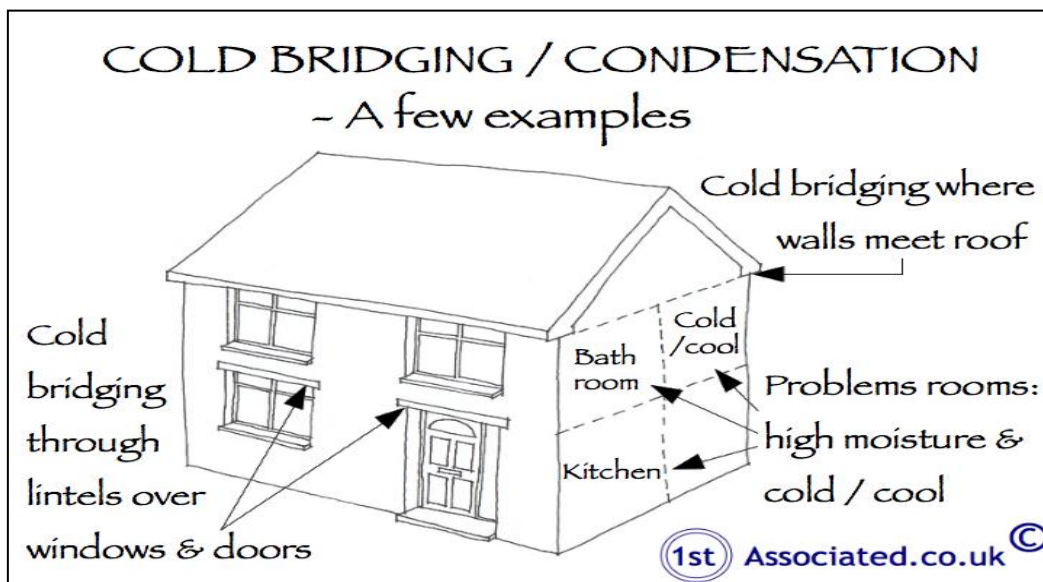
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

2.0) Cold bridging

A characteristic of this age of property is cold bridging. This occurs when one material is generally colder than the rest of the materials. For example, this could relate to a concrete lintel.



This combined with other things in the property such as radiators not placed under the windows and no extract fans fitted in the bathroom and kitchen (although there are lots of windows) means condensation is more likely to occur. Whilst these factors can be reduced we find that modern day requirements for a warmer house tend, if anything, to make properties more susceptible to cold bridging.

ACTION REQUIRED: Have good quality humidity controlled extract fans fitted to the kitchen and bathroom. All radiators should be moved under windows. As we know you are looking to replace the existing



Concrete lintel in the garage



Checking for condensation on flaking paint over kitchen window

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

windows with plastic windows, these should have trickle vents.

You need to make sure you are happy to live with the characteristics of cold bridging.

ANTICIPATED COST: A few hundred pounds for the extract fans; please obtain quotations.

Cold bridging defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property.

Trickle Vents Defined

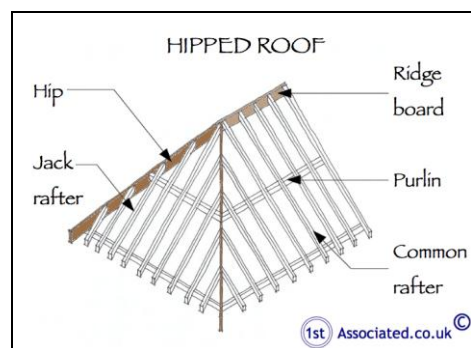
Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.

Please see the Dampness Section of this Report.

3.0) Staining to the ceiling

There is staining mainly to the ceiling in the kitchen but also in the bathroom to the ceiling and the wall particularly near the door.

This looks to have come from the water tank that is close by within the roof space. This is a plastic water tank and looks relatively new. Nevertheless these can crack particularly with its position within a hipped roof as these tend to get colder. The issue is whether the water tank problem has been resolved or not.



Staining to the ceiling in the kitchen

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACTION REQUIRED: The estate agent / sellers legal advisor to check and confirm if the problem has been resolved with the water tank having been replaced. Ideally they need to show you the property with the water turned back on. If this is not possible then you will have to allow from between £1,000 and £2,000 for testing, checking and possible replacement of the tank and associated parts.



Water tank in roof space

ANTICIPATED COST: £1,000 - £2,000 (one thousand to two thousand pounds); Please obtain quotations.

Please see the boiler/hot water cylinder/water turned off information within the Services Section below.

Please note the water was turned off at the time of the survey.

4.0) **External detailing – windows and doors**

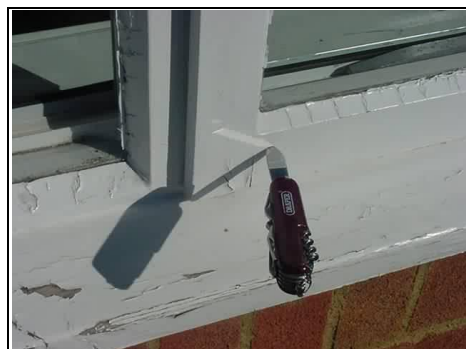
There is flaking to the windows and doors and some areas of rot. There is also some flaking to the fascias and soffits, although this is relatively minor.

ACTION REQUIRED: As discussed, you advised us that you would be looking at fitting double glazed windows with trickle vents as one of the first things to carry out on the property.

With this you are also more than likely to replace the fascias and soffits.



Timber test. More solid than we were expecting!



Flaking paint to window.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Whilst from what we can see they do not need replacing we do understand the rationale behind this. However you do need to ensure they are vented and that there is a through flow of air in the roof.

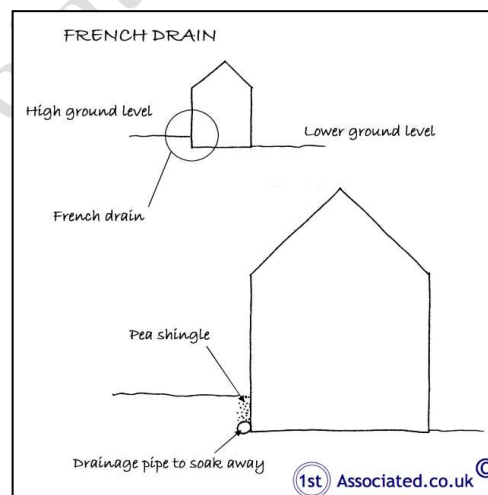
ANTICIPATED COST: Double glazing really can cost as much as you want it to, particularly with modern argon filled double glazing and folding door/sliding door options; please obtain quotations.

Please see the Fascias and Soffits & Windows and Doors Section of this Report.

5.0) Driveway

Part of the driveway around the garage is not level particularly to the left hand side of the property where it has dropped away.

We believe this to be down to poor original construction and to not bedding the brick pavers properly. There is also not an ideal detail where the brick paves meet the main building. We would recommend a French drain here.



We discussed the possibility of you adding further brick paving and amending the drive. If this is the case we would definitely recommend French draining is added.

ACTION REQUIRED: Add a French drain and repair drive.

ANTICIPATED COST: £1,000 - £2,000(one thousand to two thousand pounds) if this is carried out as an individual project but if combined with others then it may be less; please obtain quotations.

Please see the Outside Areas Section of this Report.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

6.0) Upgrades to kitchen and bathroom

You may wish to upgrade the kitchen and the bathroom in due course. In our experience costs can range from a few thousand pounds to many thousands of pounds dependent upon your taste.



Dated kitchen

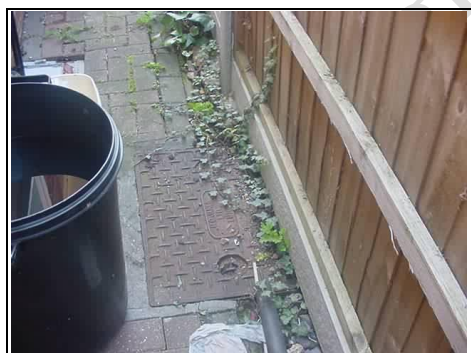
ACTION REQUIRED: Upgrade kitchen and bathroom in due course.

ANTICIPATED COST: As much or as little as you like! ; please obtain quotations.

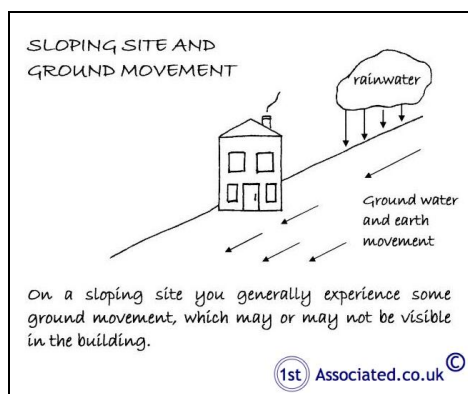
Please see the Internal Joinery and Bathroom Sections of this Report.

7.0) Right hand neighbours garden

The neighbour on the right hand side has a path that is higher than yours. This means that water will discharge from their garden on the right hand side onto yours.



Your lower pavement.



Your garden is not sloping as much as this!



Your neighbours higher pavement

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

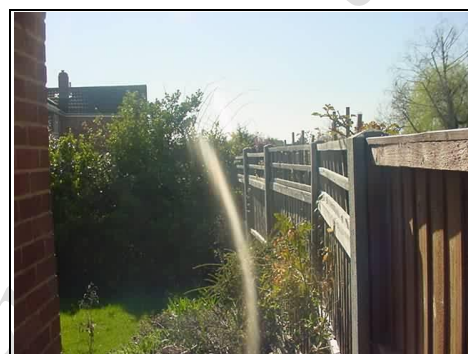
0800 298 5424

ACTION REQUIRED: You need to have a look at this next time it rains heavily and if this is a problem we suggest you have a cup of tea meeting with the neighbours as you may be able to add some form of running gulley in that area.

ANTICIPATED COST: For the running gulley, in the region of £500 - £1,000(five hundred to one thousand pounds); please obtain quotations.

Boundary

The boundary fence to the right doesn't seem to be that straight. Often older boundaries aren't but you may wish to check this on your deeds. Typically the left hand fence is yours although this may be different in your corner plot position.



The boundary fence does not appear to be in a straight line.

Fences

The fences require some repair work.

Please see the Outside Areas Section of this Report.

8.0) **Services**

Boiler/hot water cylinder/water turned off

The property had the water turned off at the time of our survey. This meant that we were unable to carry out some of our usual tests or to see if the boiler was working or not.



We could not test the Potterton boiler.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACTION REQUIRED: The estate agent/sellers legal advisor needs to check and confirm that the boiler and water systems are working and ideally you should be shown this working in the property.

ANTICIPATED COST: If this is not possible then you do need to anticipate a cost of between £4,000 and £6,000 (four thousand and six thousand pounds) to replace the boiler system. This is assuming that the existing radiators can be updated and partly re-used; please obtain quotations.

Electrics

The electrics are dated.

ACTION REQUIRED: We would recommend a new earth board is installed and to replace all the single socket points with double socket points.

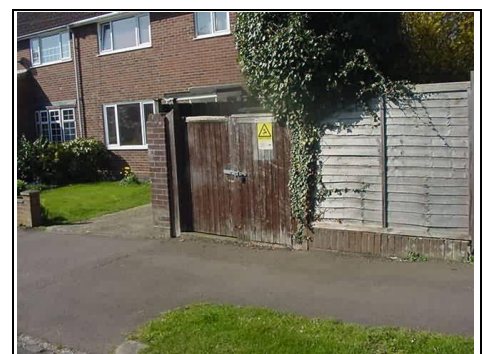


Dated electrics

ANTICIPATED COST: In the region of £500 - £1,000 (five hundred to one thousand pounds) for the new fuse board and associated up-grading. A rewire can be anything from £2,500 (two thousand five hundred pounds) plus; please obtain quotations.

Electric Substation

Over the years that we have been surveying there have been many different reports and thoughts on electric substations. It is probably fairest to say that the jury is still out as to whether they are a problem or not. We know there have been indications that they cause problems for the young and the elderly. This may put some buyers off.



Electric substation

Please see the Services Section of this Report.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

The Ugly

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

We have found more than the average number of things that we would classify as bad. However after speaking to you, you advised us that you are experienced with regard to property and have refurbished properties before and that you have also worked for a surveyor.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Other Items

Moving on to more general information.

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.

Services

Whilst we have carried out a visual inspection only of the services within the property and we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

Electrics

The electrics are dated and we have recommended a new fuse board. The Institute of Electrical Engineers recommend a test and report whenever property changes hands. This is to be carried out by an NICEIC registered and approved electrical contractor or equivalent and is likely to bring up many other issues, from our recent experience with I.E.E. tests and reports.

Heating

We had no way of testing the heating as the water was switched off. You do need to get your estate agent to decide if the heating is working or not. If it is not then this needs to be discounted from the price of the property and you need to allow for a complete new system.

Drainage

Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report (it is also handy to check if the drains are leaking).

ACTION REQUIRED - SERVICES: We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property 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 and estimates can of course vary from area to area when giving a general indication of costs. 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 usually be best to have work supervised 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:

Your original offer, we believe, was made on the property as you saw it. However we believe that there are things that you could not have noted and you should be looking for a discount on the price.

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these.

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 in full and contact us on any issues that you require further clarification on.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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 Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

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.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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



Independent Chartered Surveyors

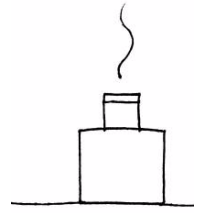
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

CHIMNEY STACKS AND FLUE



Chimney Stacks

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

There are two chimneys to this property, these are located to the rear and the right hand side (all directions given as you face the property).

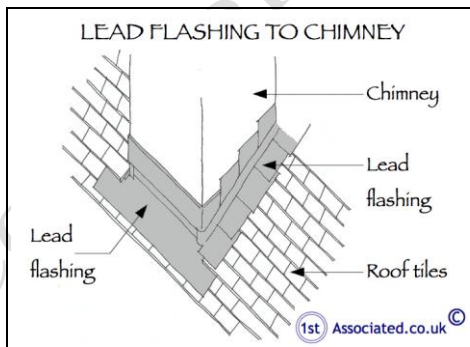
Chimney One – Rear of Property

This chimney is brick /finished with a lead flashing and one chimney pot and is in need of some re-pointing. From what we could see from ground level it looked in average condition considering its age, type and style.

Unfortunately we were unable to see the flaunching, we therefore cannot comment upon them.



Chimney one



Needs re-pointing

ACTION REQUIRED: Ideally this needs some re-pointing in the next few years and also to periodically inspect the chimney.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ANTICIPATED COST: In the region of a few hundred pounds. It looks as if it can be accessed from a ladder rather than scaffolding which would add a lot more to the cost.

Chimney Two - rear right of property

This is a much larger chimney and again is brick built with a stepped lead flashing and one chimney pot. From what we could see from ground level it looked in average condition considering its age, type and style.



Chimney two

ACTION REQUIRED: Again as with the first chimney it may need some re-pointing, please check in the next few years and then periodically inspect the chimney.



Step flashing

Flashings Defined

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

Flaunchings Defined

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

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Flues

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

The property has a metal flue that is coming from the right hand side of the property leading to the boiler.

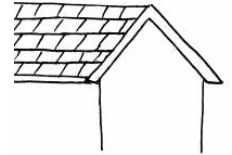


Flue

Finally, we have made our best assumptions on the overall condition of the chimney stacks and flue from the parts we would see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

ROOF COVERINGS AND UNDERLAYERS



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

Dependent upon the age of your property and the type of construction it may or may not be present, please read on:

We will consider the roofs in one area.

Main Roof

The main roof is hipped and pitched and clad with a cement tile, and, from ground level, this looks in average condition considering the roof's age, type and style. There is some minor moss on the roof which may block the gulleys from time to time (you should clear the gulleys regularly in any case).



Main roof

ACTION REQUIRED: Carry out periodic inspections and maintenance of the roof, as required.



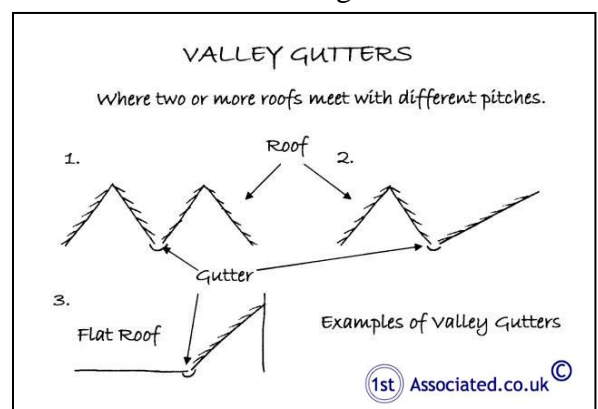
Lifting tiles

Valley Gutter

This is where the roof is changing direction.

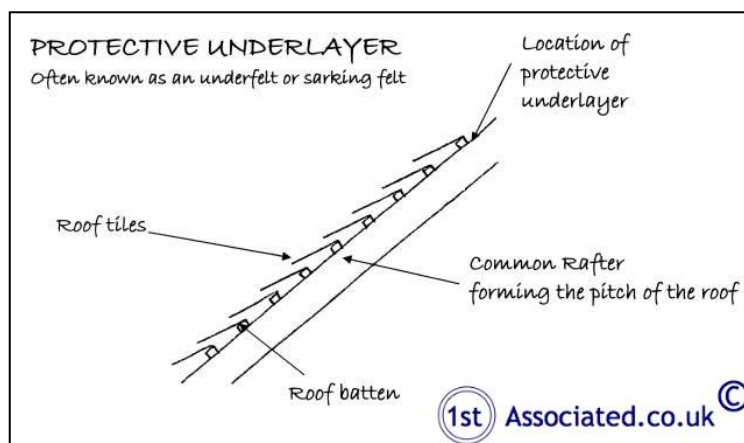


Valley Gutter

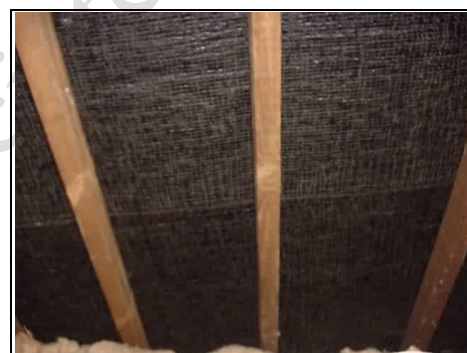


Protective Underlayer (Often known as the sarking felt or underfelt)

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, with damage in some areas which is what we typically find.



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

Finally, we were only able to see approximately eighty to ninety percent of the main roof from ground level via our ladder. 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.

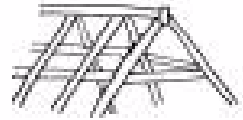
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

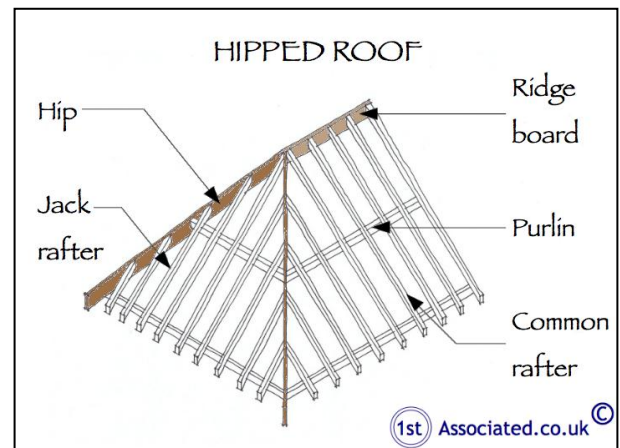
The main roof is accessed via the loft hatch located in the hallway. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use.

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

Roof Structure

This type of roof is what is known as a hipped and pitch roof.

Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.



Roof Timbers

We have inspected the roof structure for:

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

Our examination was limited by the general configuration of the roof, the insulation. What we could see was generally found to be in average condition for its age, type and style. There is some minor dampness visible to the valley gutter. 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.



General view of inside of roof



Close up of timbers

Water Tanks

Whether this has been repaired or not is the question?

If you do use this water tank please make sure there is no insulation underneath it. This will allow warmth to travel up to reach it so that it doesn't freeze.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other



Water tank in roof space

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

unmentionable things in these tanks). As you are often cleaning your teeth with this water it is best that it is as clean as possible!

ACTION REQUIRED: Please see our comments in the Executive Summary

Ventilation

We could not see any ventilation in the roof, these needs to be added.

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 of wiring to comment (as it was covered by insulation).

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

Cast Iron and Plastic

The property has a mixture of cast iron and plastic gutters and downpipes. The condition of both is fairly typical of what we see with the exception of the plastic guttering on the right hand side which undulates a little; they are in average condition for their age, type and style.

Cast iron of this age will need maintenance. As discussed if regularly maintained it will last a lot longer than the plastic.

There may be some minor leaks with the existing system particularly where the cast iron joins the plastic. Most people would be happy to live with these providing repairs are carried out within the next six to twelve months.

ACTION REQUIRED: We discussed replacing the guttering however 'the when' depends upon your budget.

We would always recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at



Plastic gutter tends to undulate when not fixed properly



Plastic gutter that is fixed properly



Cast iron gutter needs minor maintenance

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

the guttering points (cast iron to plastic) and the joints to the downpipe.

We would also recommend that the gutters and downpipes are cleaned out (particularly where there is minor moss on the roof), the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

Soil and Vent Pipe

We believe this is internal and goes straight into the ground and into the adjacent manhole.

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.

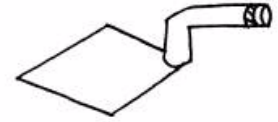
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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 constructed of brickwork.

Brickwork

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



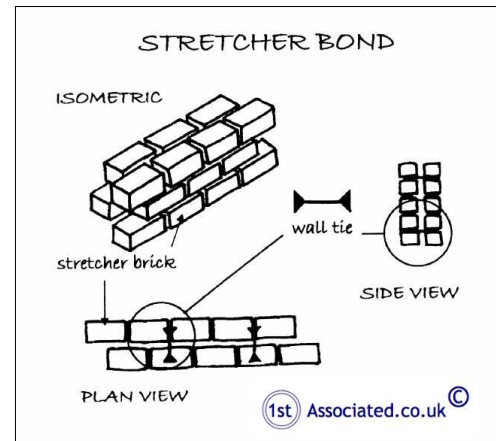
Stretcher bond brickwork

Cavity Walls

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

Wall Ties

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We would typically see horizontal cracking where there are problems. In this case we have not noted any cracking however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless



we open up the structure. From what we can see externally it appears not to have any problems.

Cracking to brickwork

There is cracking to the kitchen external wall.

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



Cracking to brickwork

Insulation

Insulation has been added. Your legal advisor needs to check for any guarantees with regard to the insulation.



Insulation

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 or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Our comments have been based upon how the brickwork / plasterwork have been finished. We have made various assumptions based upon what we could see and how we think the brickwork / plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

We would expect to find a concrete foundation typically known as a 'strip concrete' foundation going down to a meter or slightly deeper dependent upon the age of the property.

Clay

This property stands on clay. It is, therefore, more susceptible than most should drains leak or trees be allowed to overgrow, etc. It is not unusual to have some settlement in clay properties.

Bedford was a well-known area for brick making.

Building Insurance Policy

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection - the Building Research Establishment recommends a year of monitoring of any cracking.

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

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

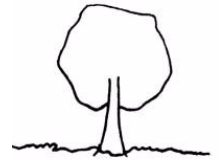
Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

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

Copyright: 1stAssociated.co.uk

TREES

FOUNDATIONS



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

The property does have a few trees. There is one near to the garage and is what Insurance Companies would term as being within influencing distance.

ACTION REQUIRED: You need to telephone your insurer and check what their parameters are in regard to trees.

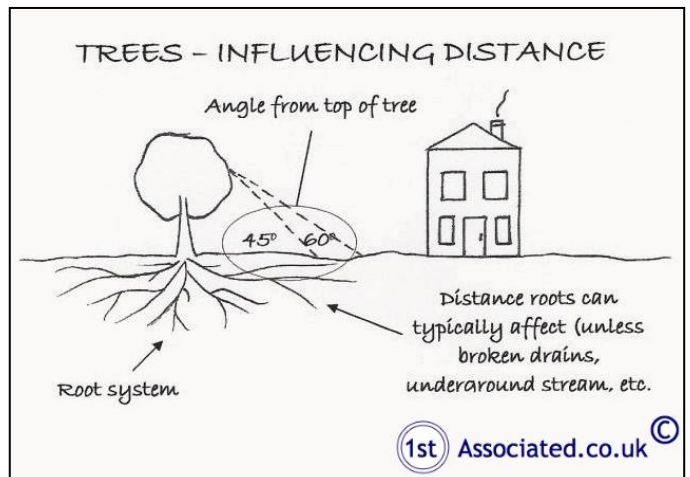
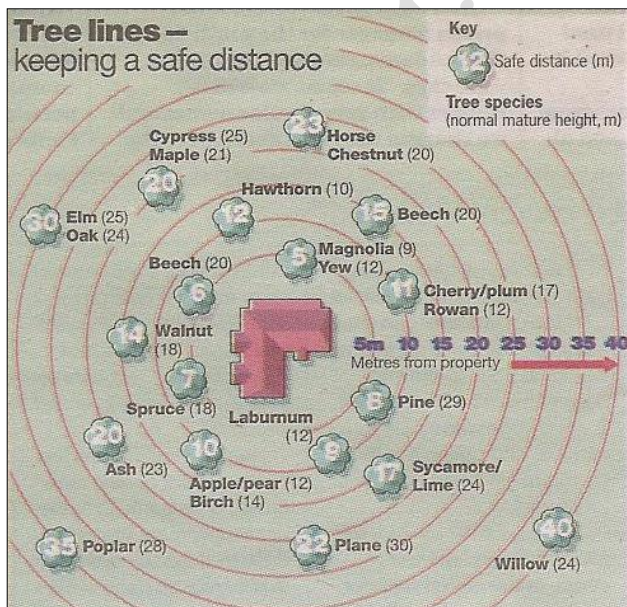
Our concern with removing the tree is that it would upset the balance of water content in the soil. We have already noted a lot of moss in the grass to the left hand side indicating that this is quite a damp area and doesn't get much sun.



The tree is located to the side of the property.



Moss visible in the grass.



Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 thickening of the mortar indicating the damp proof course.



Damp proof course

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.

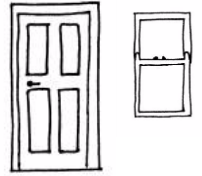
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

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

ACTION REQUIRED: Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.



Fascias and soffits

Windows and Doors

The property has single glazed timber windows, which generally look to be of slightly below average quality with paint flaking and some timber visible in some areas.



Single glazed timber windows

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Secondary Glazing

The property has secondary double glazing inside. We discussed that you would be looking to replace this.



Secondary glazing

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.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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.

There is relatively little external decoration to be carried out if you are going to replace the windows, fascias and soffits.

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.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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 or boarding. We have seen some minor staining on some of the plasterboard (we looked in three areas). This staining we assume relates to the water tank leaking as there are no obvious signs of water coming in thorough the roof.



Roof space shows plasterboard ceiling

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

These are, we believe, a mixture of solid and studwork construction. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

Perimeter Walls

The walls are solid internally (as opposed to being dry lined). There is some cracking visible within the kitchen which relates to the cracking externally and which in turn could relate to the drains.



Crack in kitchen wall

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

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report.

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.

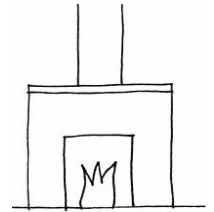
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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 to the left hand side and 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, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be concealed very well when chimney breasts are hidden particularly when plastered over.

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

Solid Floor

The floors felt solid under foot so we have assumed that they are constructed in concrete.

However, we have not opened up the floors or lifted the fitted carpets / floor coverings.

Thermoplastic tiles

There are thermoplastic tiles on the kitchen floor. We believe that some of these tiles have a small content of asbestos. So care should be taken if you remove these.

Our insurance requires us to state that we are not asbestos surveyors and the only way to be one hundred percent certain would be to have them tested and we would recommend that they are covered over.

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

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

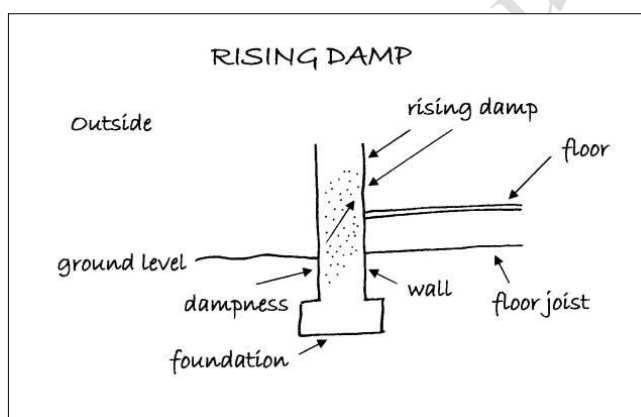


DAMPNESS

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

Rising Damp

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



A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found no rising damp.



Testing for rising damp

Independent Chartered Surveyors

Marketing by: _____

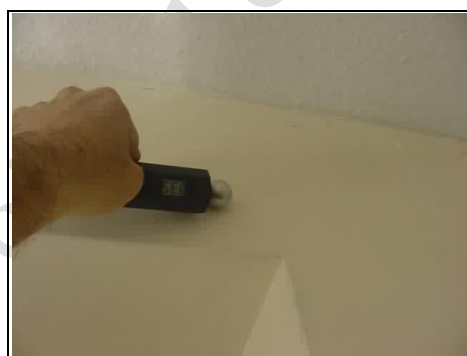
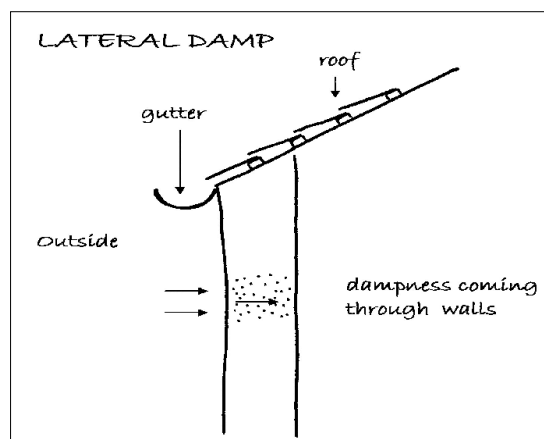
www.1stAssociated.co.uk

0800 298 5424

Lateral or Penetrating Dampness

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

We used a damp meter on the external walls. We have not found dampness.



Testing for lateral dampness

Condensation

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

At the time of the inspection there were no signs of condensation. However over the kitchen window there looks to have been condensation in the past.

ACTION REQUIRED: We would refer you to our comments in the Executive Summary about cold bridging.

It also 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, cooling and ventilation of properties and opening windows to air the property regularly.

Extract fans in kitchens and bathrooms

A way of helping to reduce condensation is to have good large extract fans within the kitchens and bathrooms which are moisture generating areas.

ACTION REQUIRED: Please see our comments within the Executive Summary

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.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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 the older style flush doors.



Flush doors

Kitchen

We found the kitchen to be dated and you may wish to upgrade it in due course.

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.

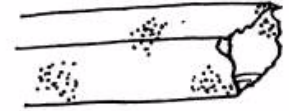
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

TIMBER DEFECTS



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

Dry Rot

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

We have not visually seen any dry rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of the roof.

Wet Rot

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

We found wet rot in one of the doors to the garden sheds. We were surprised in regard to the windows at how resilient they are. We knife tested these.



Wet rot knife test shows knife going straight the wood.



We were surprised at the resilience of the windows, although there is timber visible in some areas.

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

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

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

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

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

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 Internal decorations are liveable as they are but you may wish to decorate to your own personal taste in due course.

Finally, we would draw your attention to the fact that in older properties where the walls have been wallpapered, removing this may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

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

Roofs

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance there was between 100mm and 200mm. We would not have any more unless you vent the roof as condensation may occur.



Insulation in roof

Walls

The property has a stretcher bond construction. In this age of property they were often built without insulation which has been added at a later date. There are signs that this has been added.

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

Windows

The windows are single glazed with secondary glazing inside and therefore will have below average thermal properties.

Services

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

Summary

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

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

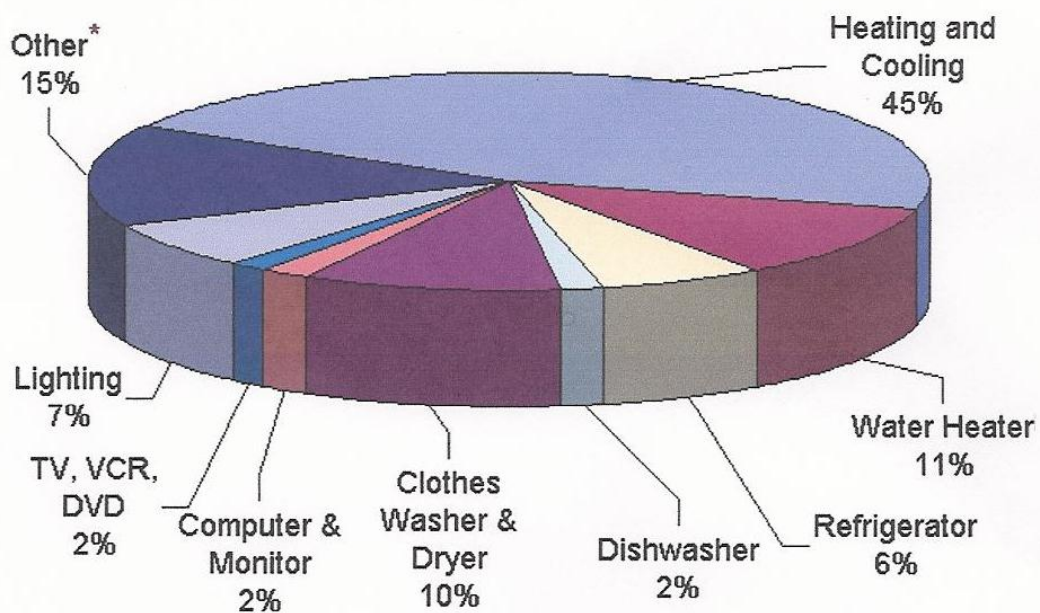
or alternatively www.cat.org.uk

*or Sustainable Energy Without the Hot Air by David J C MacKay
HTTP//www.withouthotair.com/Videos.html to download for free or buy a paper copy as we did.*

*It is worth watching the video How Many Light Bulbs? by David J C MacKay
HTTP//www.youtube.com/watch?v=UR8wRSp21Xs*

Finally, we would comment that energy we feel will become a major consideration in years to come, particularly with the greater focus in modern buildings on energy efficiency.

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

No 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 smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. 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 would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

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.

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

Asbestos

In a property of this age there may well be some asbestos.

In this case we have not noted asbestos.

This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time. 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.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ELECTRICITY



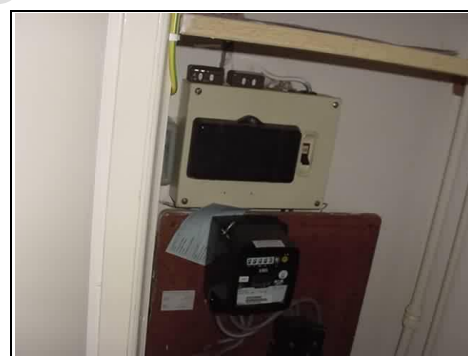
It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

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 cupboard in the hallway. The fuse board is dated.

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



Dated Fuse Board

Earth Test

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



Earth Test

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACTION REQUIRED: As the property is changing occupancy an Institute of Electrical Engineers (IEE) test and report should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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.

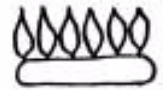
For basic general information on this matter please see the appendices at the end of this report.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 Gas Safe registered plumber.

We believe that the property has mains gas. The consumer unit is located in the garage.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; 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 Gas Safe registered contractor. Thereafter the installation should be serviced annually.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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

The controlling stopcock was located in the cupboard in the kitchen (we believe we did not check it).

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.

We noted isolators under the kitchen sink for the main taps. As you are aware the water had been turned off.

ACTION REQUIRED: Ask the estate agent/their plumber that turned the water off to confirm where the stopcock is.

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. 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 and the Executive Summary

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

Hot Water Cylinder

There is a hot water cylinder located in the kitchen. It has a loose insulation jacket which indicates that it is relatively old (in this case we mean the last 50 years). This cylinder will therefore not have the same thermal properties as a modern factory insulated cylinder. The problem with these dated cylinders is they can just leak at any time.



Hot water cylinder

ACTION REQUIRED: We spoke about adding a new combination boiler. This would mean the hot water cylinder could be removed.

Plumbing

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

Heating

The boiler was located in the kitchen. It is wall mounted and manufactured by Potterton and the model type we think is a Superprima.

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.

Ten Minute Heating Test

There was no owner / occupier at the property and therefore we do not turn the heating on in case there is a problem with it.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

ACTION REQUIRED: Your estate agent needs to prove to you that the heating is working. If not you will need to budget for a new heating system and reduce the cost of the property appropriately.

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.

Copyright: 1stAssociated.co.uk

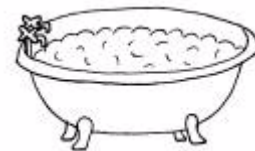
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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, consisting of a bath, wash hand basin and WC, which is dated and which you may wish to upgrade in due course.

We looked at various possibilities to enlarge the bathroom as well.

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.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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 foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, whom should also provide information in respect of any common or shared drains including liability for the maintenance and upkeep of the same.

We normally run the cold taps for fifteen minutes but we could not do this in this case.

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

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 have identified three inspection chambers / manholes on the right hand side of the property. The middle one and the rear one we could lift but the front one we couldn't as the fence had been erected on top of it. This indicates to us that the fence has been moved.

Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

Inspection Chamber / Manhole One (rear right hand side)

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is brick built.



Manhole to the rear right of the property

Inspection Chamber / Manhole Two (middle right hand side)

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is brick built.



Communal manhole serving your kitchen and your neighbours

Inspection Chamber / Manhole Three (front right hand side)

We could not lift this because of the fence.



Manhole front right partly under the fence indicating that the fence line has changed.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

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 does look like it discharges into the main drain.

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.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

OUTSIDE AREAS

The main focus of this report has been on the main building. If you wish us to do a specific report on the other buildings then you need to instruct us for this separately. We are offering here a brief overview.

GARAGES/OUTBUILDINGS/ PARKING

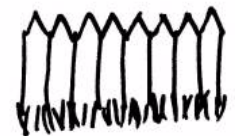


The property has a garage to the left hand side. There is driveway parking. Behind the garage are two garden sheds.



Garage

EXTERNAL AREAS



Front Garden

The front garden has a driveway to the left hand side with a dropped curb. There is also a lawn area and a brick wall.



Front Garden with wall



Curb dropped

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Rear Garden

The rear garden is laid to lawn with a paved area and garden sheds. The fence needs some repair work. There is also an electric substation adjacent to the garden.



Rear Garden



Shed has wet rot.

Surrounding Gardens

The fences need work carried out on them with the exception of the right hand side where we would carry out investigations with regard to the boundary line as it looks as if it has been moved by the way it is located partly over the manhole.

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

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

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Neighbours

Left Hand Neighbours

There is no left hand neighbour

Right Hand Neighbours

We knocked on the door but no one answered.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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) Removal of any walls in part or whole.
 - ix) Removal of any chimneys in part or whole.
 - x) 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.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

- 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 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.

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

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.

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**.

Copyright: 1stAssociated.co.uk

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

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 published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible

By Mark Brinkley, Published by Burlington Press

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article
4. Condensation and Cold Bridging Article

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

This gives information with regard to house sale and purchase prices.

www.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.

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

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

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

French Drain

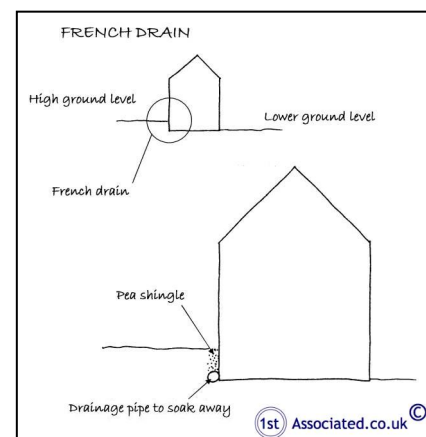
Using a French drain to resolve a dampness problem

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

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

What use is a French drain?

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



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

French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with sand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

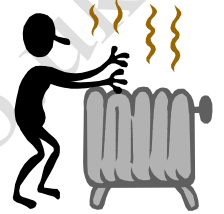
The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dingo-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

Condensation and Cold Bridging – What is Cold Bridging?

What is cold bridging and does it always cause condensation?

We often find cold bridging on certain types of property which unfortunately means that condensation is more likely. Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



Certain types of buildings are more susceptible to condensation and cold bridging

You often see condensation in properties, for example on a mirror in a bathroom when you have had a shower or a bath. Cold bridging is far worse than condensation as it is caused by an element in the structure which you can do very little to change without great expense.

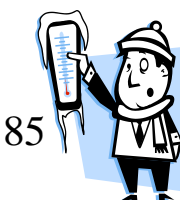
Typically this will be a lintel. Problems can occur with concrete lintels that were commonly used in the 1970's, and also in more modern, better insulated properties, cold bridging has been known to occur on metal lintels. The problem is what to do about it.



Example of a concrete lintel – can you notice where the cold bridging would be in this photo?



A close up view of the concrete lintel



Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

When is Cold Bridging Most Likely?

In our experience cold bridging is most likely on properties built in the 1930's to 1980's, most commonly in the 1970's. This is the era when we were just starting to think about insulation and we added insulation into our structures for example with cavity wall insulation or double glazed windows. This meant they were warmer which in effect has meant the significance of a lintel over a door or window being colder and allowing the transfer of coldness becomes much more important. This results in condensation that we commonly see above windows in this age and era of property.



Typical 1970's house

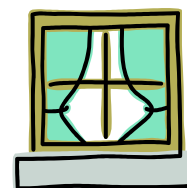


Typical 1970's houses



So what can you do about Cold Bridging?

The difficulty is resolving cold bridging. Normally where condensation is involved if you get the balance of warm and coolness of the air, the air ventilation and movement you can reduce considerably the chances of condensation. Airing the room which seems to have gone out of fashion where you literally open the windows in the morning to air the room is a big step forward.



Where do we most commonly see cold bridging?

We would answer this in two ways. Firstly, we see as mentioned cold bridging is common in 1970's houses. It's also more common to various other factors.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

The main other factor is large families or families with young children where there is a lot of washing going on and often during the winter months this washing is then dried on radiators. This is generally known as the lifestyle of the occupants.

Expert witness cases

We have seen some terrible examples of this. We have been involved in several court cases as expert witnesses where landlords are being taken to court over the condensation being caused by cold bridging. The discussions that then take place in court with us as expert witnesses are, is it a design characteristic or is it a lifestyle characteristic that is causing problems.

Is Cold Bridging a design problem?

We have been involved in many reports on condensation and cold bridging and some legal cases where we have been asked to act as expert witness. Really it's down to the design of the property. There are cold elements in it such as a concrete frame or concrete lintels. You have a disadvantage although, not impossible to stop the condensation it's very hard. It could also be argued that where cold bridging is occurring in a modern property you are getting interstitial condensation which is condensation within the structure which you literally can't see.



1960's concrete frame



Concrete lintel visible externally
but they are not always visible



Dampness and condensation around
the concrete window lintel

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Do lifestyle issues cause condensation?

By lifestyle issues we mean the way the building is being used. We have come across quite a few instances where it is how the property is being used that's causing the problems. This may be due to showers being taken without extractor fans being put on or it may be due to clothes being dried internally, particularly during the winter months. It could be steamy kitchens. Some things can be helped by airing the home by opening the windows and in bathrooms and kitchens you can have extractor fans that are controlled by humidity controls on the fans. So it really is an individual answer in most cases to the problems with the property.



Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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.

WEATHER

It was warm mild spring day at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid-range. Extremes of weather can affect the property.

EMPTY PROPERTY

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited;

- We were not able to open up the ground floor.
- The property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers session.
- We have not had the benefit of having the water turned on to check the drains and water pressure. Also we have not been able to check if the water tank works.
- We have not had the benefit of checking the heating.

All of the above needs to be shown to be working or you need a reduction in the price.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the

property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

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

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424