

# RESIDENTIAL BUILDING SURVEY

Tintern, Chepstow  
Monmouthshire  
NP16

16th/17th Century  
Detached  
Cottage



FOR

**Mr D**

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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Independent Chartered Surveyors

—— Marketing by: ——

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## **INTRODUCTION**

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

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

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

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a 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.

# **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**

(All directions given as you face the property)

This is a two storey semi-detached cottage that has been converted at some point from two smaller cottages. In addition to this there have been other alterations, amendments and extensions over the years (for example, the kitchen and bathroom to the left hand side). The whole of the property has been cut into the hillside.

The property is on a steep sloping site. The roof of the rear of the property is level with the ground to the rear. This rear area forms part of next door's garden and gives access to the back of their property.

This property has gardens to the front and is adjacent to the road. There is no parking but the present owner advises they informally park across the road.

We believe that the property was built in the 16<sup>th</sup>/17<sup>th</sup> Century, although much has been altered. 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:*

- |             |   |
|-------------|---|
| 1625        | Charles I becomes King                            |
| 1642        | English Civil War begins                          |
| 1653        | Oliver Cromwell becomes Lord Protector of England |
| 1660        | Charles II brings back the Monarchy               |
| 1666        | The Great Fire of London                          |
| 1750        | The start of the Industrial Revolution            |
| 1783        | Britain recognised American Independence          |
| 1793 – 1800 | The Grand Union Canal was built                   |

