

RESIDENTIAL BUILDING SURVEY

Croydon, Surrey CR0



FOR

Mr O

Prepared by:

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

This is a two storey end terraced property that has had a loft conversion (see further details within the report) and has also had various amendments and alterations throughout including a rear extension or two.

There is a garden to the front and a passageway to the left hand side of the property (all directions given as you face the property), you legal advisor to confirm liability associated with it, and there is a reasonable size garden with a right of way to the rear.

We believe that the property was built during the war years, common during these years for there to be a lack of materials and/or skilled labour therefore there are inherent problems with these properties. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1914-1918	World War I
1920s	Television Invented
1927	Charles Lindbergh flies across the Atlantic
1928	Vote for Women aged over 21
1928	Alexander Fleming develops penicillin
1939-1945	World War II (6 June 1944 D-Day)

EXTERNAL PHOTOGRAPHS



Front View



Rear View



Passageway



Rear garden

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ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance hallway
- Front Lounge
- Internal office/reception room
- Kitchen and dining area to the rear of the property

First Floor

The first floor accommodation consists of:

- Landing
- Two bedrooms
- Bathroom

Top Floor

- Single room - please note that we do not believe this is to Building Regulation Standards.

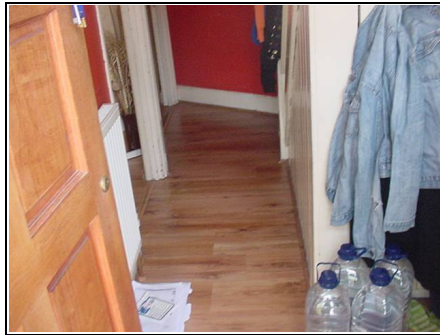
Outside Areas

Front garden and rear garden, passageways and parking on the road on a first come first serve basis.

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



Hallway



Lounge



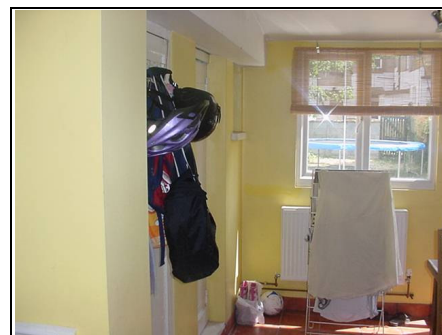
Office/Reception room (internal room)



Kitchen



Kitchen/Dining area



Kitchen/Dining area

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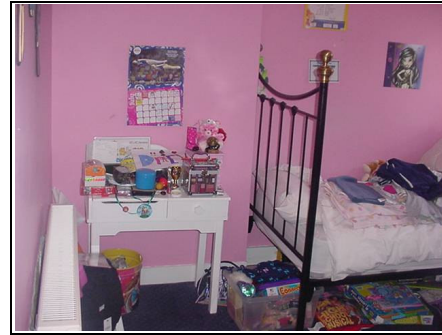
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First Floor



Main bedroom to front



Rear bedroom



Bathroom



Landing

Top floor



Single room in loft



Single room in loft

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick chimneys
Main Roof:	Pitched slate roof with a felt roof to the rear of the property at low level and also a pitched slate roof forming a valley gutter
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Cast Iron
Walls:	Flemish bond brickwork (assumed) with painted render to the rear
Fascias and Soffits:	Painted timber
Windows and Doors:	Double glazed plastic no trickle vents noted

Internal

Ceilings:	Lath and plaster with plasterboard and to the newer parts (assumed)
Walls:	Mainly solid brickwork (assumed)
Floors:	Ground Floor: Part suspended and solid to the rear dining area (assumed)
	First and Second Floor: Joist and floorboards embedded timbers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (assumed). The electrics are found under the stairs and the boiler is to the rear left hand side and is a Worcester Green Star.

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

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

EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of fifty plus photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back.

Generally we found the property to be in below average condition, considering the property's age, type and style and we have specifically identified areas for you to consider. 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!

- Compared with a modern property with the rooms are larger and higher although the layout on the ground floor is slightly unusual which may appeal or not.
- The other benefit is that there are no parking charges in the area although parking is on a first come first serve basis which is not ideal and sometimes you will no doubt have to park far away from the property.

- Loft conversion, albeit it is unlikely to be legal, please see our further comments.

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

The Bad

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

1) **Loft conversion**

We think the loft conversion is unlikely to have met Building Regulation requirements therefore this is an unofficial loft conversion with original ceiling joists in the roof being utilised for the new floor and no improvements to the Fire requirements.



Loft room

Where a proper loft conversion is carried out there will be a Building Regulation application and approval usually this will involve the floor timbers replacing the old ceiling timbers as well as various other up grades.

We also found on the day of our survey there was a considerable amount of heat gain in the roof indicating that insulation has not been added, we would comment it was almost at an unbearable level and certainly would not be pleasant to sleep in the room. Modern day loft conversions, where approved by the Building Regulations, will have insulation in it.

You need to decide how useful this space is to you, it certainly should not be charged for as if this is a three bedroom property, you need to advise your mortgage company/the valuation company that there are only two legal bedrooms in this property for them to value accordingly.

ACTION REQUIRED: You need to decide how useful this space is for you.

ANTICIPATED COST: To convert this to a legal Building Regulation Approved loft conversion we would require you to open up the floor at a cost of about £250 before we would comment further but

we would expect new timbers to be required and then insulation to be required in the roof retrospective fixing of this can be very difficult (Local Authority Building Control Department don't like retrospective approvals) so we would expect the cost to be in the many thousands of pounds; quotations required.

Please see the Roof and Loft Section of this Report.

2) **Fire Regulations**

A good fire alarm system is not present. As you can imagine it would be very difficult jumping from the loft conversion to the ground below and such things as adding a fire door to restrict the fire getting to the top room would give you valuable time to make your escape. We would also recommend you call the local Fire Brigade and get them round to see if they have any further comments.

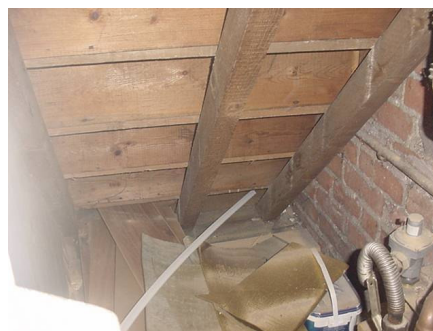
ACTION REQUIRED: We would recommend you install a good fire alarm system and a fire door to the top bedroom area.

ANTICIPATED COST: In the region of £1000-£2000; quotations required.

Please see the Other Matters Section of this Report.

3) **Stairs not lined**

In addition to what we have mentioned already with regard to fire requirements we have noted that the staircase is not lined and given that you have a loft conversion we certainly would recommend that it is lined with two coats of plasterboard, this in a worst case scenario will help slow down the burning down of the staircase.



Staircase not lined

ACTION REQUIRED: Add plasterboard to the underneath of the staircase.

ANTICIPATED COST: In the region of £250-£500; quotations required.

Please see the Internal Joinery Section of this Report.

4) **Roof tiles likely to have asbestos content**

The roofs have been reroofed in asbestos slate. Asbestos was a commonly used material until recently it was banned when wide spread problems associated with were reported. However, we have recently (within the last two months) had this type of roof tile tested and it showed that the asbestos content was minimal and no work was required. However it is the perception people have where a property has asbestos a off and we this it would certainly limit the number of people interested in the property in the future



Roof tiles

ACTION REQUIRED: We would recommend an asbestos sample and check is carried out by a recommended reputable asbestos company and we would also recommend that you budget for replacing the roof due to people's perception of problems rather than actual problems.

ANTICIPATED COST: For the asbestos sample test we would expect costs to be in the region of £200 and this will advise if any further work is required no doubt you will then be able to get costs on this. We would recommend you re-read this section as it is a very important decision to make; quotations required.

Please see the Roof Section of this Report.

5) Chimney partly removed

To gain access via the staircase we believe that part of the chimney was removed and it should have had Building Regulation Approval (your legal advisor to check and advise). The chimney has been racked back and we can see no signs of internal cracking etc however we appreciate that the area has been relatively recently decorated.



Missing chimney

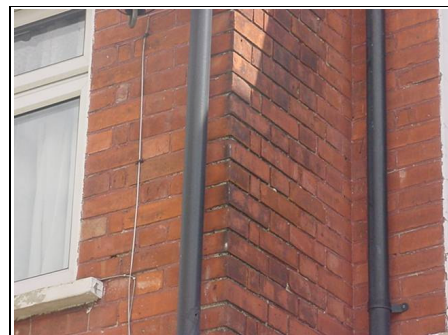
ACTION REQUIRED: We would recommend that both chimneys are inspected within the next two years, this likely to need access scaffolding. You need to ensure that the chimneys are kept in very good condition. We would recommend you re-read this section as it is a very important decision to make.

ANTICIPATED COST: Set aside £1000-£2000 for the scaffolding and repairs to the chimneys; quotations required.

Please see the Chimneys Section of this Report.

6) Wall needing repointing

We believe that the brickwork to the front, particularly in the central area needs repointing. Gutters, downpipes, soil and vent pipes need replacing or repairing. The cause of this problem we suspect is from the leaking gutter, you need to check all your guttering, please see our comments below as once this is watertight you can repoint.



Area in the centre needs repointing

ACTION REQUIRED: Repoint brickwork once the area above is made watertight. Mortar mix should match the existing mortar and appropriate without too much cement as in this type of soft red brick property it would cause deterioration of the brickwork if the cement is too hard.

ANTICIPATED COST: We expect costs to be in the region of £500-£1000 ; quotations required.

Please see the Walls Section of this Report.

7) **Leaking gutters/downpipe and soil and vent pipe.**

We believe that your gutters and downpipes require a general overhaul as you can see above where you need repointing there are certainly leaks occurring and the soil and vent pipe also has a lot of rust, it may be more economical to replace with although we don't normally recommend it as cast iron lasts far longer than plastic so if it is repairable we would recommend repairing it.



Leaking gutter and downpipe and rusting cast iron soil and vent pipe.

ACTION REQUIRED: A check and realignment of the gutters and general clean and carry out any repairs necessary when a close up inspection is seen. We would also look at repairing the cast iron soil and vent pipe and replace if it is not possible to repair.

ANTICIPATED COST: In the region of £1000-£2000; quotations required.

8) **Poor flashing**

The lead flashing to the rear roof appears to have been installed poorly and we have noted hairline cracking to it and it is only a matter of time before dampness gets in.



Hairline cracking

ACTION REQUIRED: You need to have the flashing removed and rebedded properly.

ANTICIPATED COST: £250-£500 assuming the existing lead is reusable; quotations required.

Please see the Walls Section of this Report.

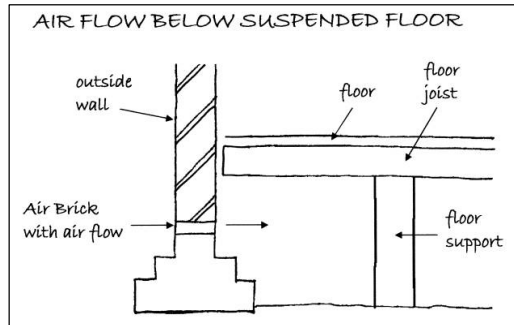
9) **Air circulation under the floor and throughout the property in general**

We noted that the airbricks to the front of the property have been blocked they have been partly built over to the rear of the property within the dining room area. This lack of ventilation together with the relatively high ground level in the area means that dampness is likely to be under the floor. We suspect that some of the timbers will have suffered from rot.



Airbricks to front being blocked

ACTION REQUIRED: We would recommend that you open up a section of the floor, ideally before you purchase the property, to check the condition of the timbers. We would be more than happy to comment on any photos that you may email to us. We would also be keen to see copies of any woodworm treatment and any wet rot/dry rot treatment.



ANTICIPATED COST: £500-£1000 maybe more dependent upon what you find when you open up the floor; quotations required.

Please see the Dampness Section of this Report.

10) **Next door neighbours boundary wall**

Although it is no direct responsibility to you it is close to your property, next doors boundary wall has moved over approximately 20-30mm out of plumb and looks to have been rebuilt in the past. We have commented on this as it is adjacent to the footpath that leads to your house and therefore maybe a problem.



Neighbours wall moving, LHS of your house

ACTION REQUIRED: We would speak to the neighbour and also write them a letter to advise them that the wall is moving out of alignment.

Please see the Wall Section of this Report.

11) **Valley Gutter to the rear**

The valley gutter to the rear is an area we would expect dampness to get into as it is a weak area ideally sections should be removed altogether by redesigning the pitch. We feel that ultimately it will let water in and you will need to regularly clear this section as well as if it backs up it will cause dampness to come into the property.



Valley Gutter

The Ugly

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

There is nothing that we feel falls within this category of ugly however there is more than we would normally expect to be in the bad section and would recommend that you need to negotiate a discount on the price of the property based upon our estimates.

Other Items

Moving on to more general information.

Electrics

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

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

Maintenance

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

DIY/Handyman Type Work

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

Purchase Price

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

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main

body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

SUMMARY UPON REFLECTION



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

There is a surprising number of items that will need work on that will cost a reasonable amount of money and take up a reasonable amount of your time.

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

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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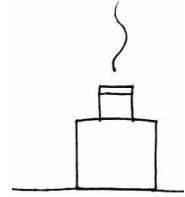
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EXTERNAL

CHIMNEYSTACKS, FLUES, PARAPET WALLS, AND ROOF WINDOWS



Chimneystacks

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

This property has two chimneys, which are located one to the left and one to the right hand side.

Chimney One – Left hand side

This chimney is brick finished with one chimney pot and three hog backs (which are used where a chimney is being vented) with lead flashings. From what we could see the chimney looks in average condition. Unfortunately we were unable to see the top of the chimney known as the flaunchings we therefore cannot comment upon them.



Left hand chimney

Chimney Two – Right hand side

This chimney is brick finished and capped with a hog back tile and vented (to help prevent damp getting in), with a lead flashing, overall in average condition;

Our view of this one was limited however we are aware that it is the chimney that has had the chimney breast removed beneath it and therefore it is important to check the condition of this chimney closely.



Right hand chimney

ACTION REQUIRED: Please see our comments in the Executive Summary about checking this chimney within the next few years.

Flaunchings Defined

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

Capping Defined

Capping is a practice used when chimneys are no longer in use to prevent moisture from entering the structure in the form of rainwater via the chimney. This usually involves the closing of the chimney with a tile or slab positioned across. It should include vents to allow air circulation.

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.

Parapet Walls

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

There is a Parapet wall to the right hand side.

It is a brick finished parapet wall which has a coping stone and generally looks in reasonable condition as viewed from ground level.



Parapet wall

Finally, we were only able to see approximately fifty percent of the parapet wall, therefore we have made our best assumptions based upon what we could see. A closer inspection may reveal more.

Party Wall

The right hand chimney and the parapet wall both sit on what is known as a Party Wall, here is some general information on this as you will need to comply with the Party Wall Regulations should you do any work.

Party Structures Defined - Party Wall etc Act 1996

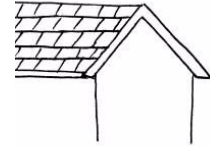
A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

Any work to party structures, such as party walls or party chimneystacks, require agreement under the Party Wall Act. We would be more than happy to offer you help and advice in this matter.

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

Please also see the Chimneybreasts, Flues and Fireplaces Section of this Report.

ROOF COVERINGS AND UNDERLAYERS



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

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

Main Roof

The roof we believe it pitched and we believe it is clad with an asbestos based slate, it is always difficult to identify 100% and it may be a worn natural slate. The dangers of asbestos have been well documented (search the internet) The amount of asbestos content varies dependent upon slate type. The slates sit fairly true and are generally in average condition considering the property's age, type and style.



Main roof from rear

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

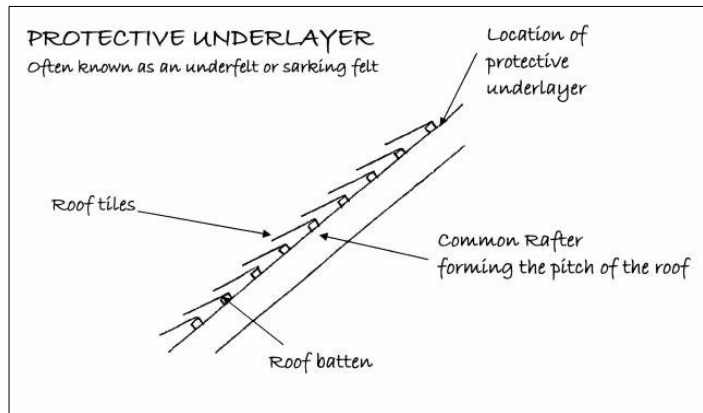
There is a very minor amount of moss growth present on the roof which can in extreme cases, impede the run-off of rainwater, lead to gutter blockages and cause water penetration, which, in turn, may lead to rot or other defects in nearby timbers.



Asbestos slates

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, it is damaged in a few more places than we normally find.



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

Low Level/Rear Roofs

The roof is part pitched and part flat, the pitched roof is slate. Please see our comments in the Executive Summary where we highlight the problem of this valley gutter.



Valley gutter to the pitched roof

Flat Roofs

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

The flat roof is covered with mineral felt, with small chippings and generally looks in reasonable condition. This type of roof uses a modern torch on felt and tends to have a life of approximately 25-30 years. We believe this felt is approximately 10 years old. Where the flat roof meets the pitched there is an awkward valley gutter and also where the felt meets the main building and the parapet wall there is a poorly detailed lead flashing.



Flat roof to rear of property

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

Roof Lights

There are two roof lights to the rear of the property and were pleased to see they had blinds in them however we would comment that in our experience sooner or later all roof lights leak. They are purpose made ones with the metal outer casement and a timber inside.



The side of the roof light



Some rusting to the screws indicating that some minor dampness is getting into the roof light

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

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

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

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

We would normally inspect the roof structure for defects such as woodworm and wet rot and dry rot however as the roof is lined forming the ceilings of the room in the roof our view was limited.



Access to the roof

Roof Structure

Whilst our view was limited we were able to view the roof via two access panels, one to the front and one to the rear, through these we could see the roof structure.

We have inspected the roof structure for:-

Structurally significant defects to the timber

Significant Dry rot

Significant wet rot.



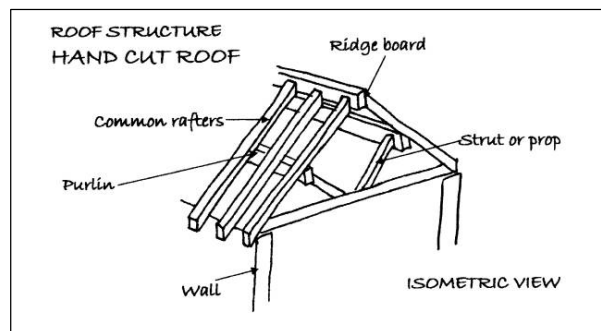
A split in the timber and also some dampness of the timber.

Whilst our examination is restricted by the room formed in the roof and insulation we would comment that we found splits in the timber which do indicate that there is condensation occurring in the roof.

ACTION REQUIRED: You need to vent the loft space

Roof Timbers

As our view was limited due to the room being formed in the roof we would make an educated guess based on our knowledge of this age of construction that the property has a cut timber roof. This may or may not have been amended when the room in the roof was formed but suspect that it has not been other than to accommodate the roof light.



The timbers that we could see were slightly smaller than we would normally expect (please see previous photograph) and therefore term the roof a lightweight roof. You do need to be careful if you ever decide to reroof the property.

Fire Walls

Able to see a brick fire wall, fire walls help to stop the spread of fire from one building to the next.

Water Tanks

We could not see a water tank within the roof space, however we did see some strange pipework which we are unsure what it is.

ACTION REQUIRED: You should ask the existing owner whether these pipes are redundant or still in use and if so what they do. They may well be left over from when there was a water tank in the roof.



Strange pipe

Ventilation

As already mentioned the roof needs ventilating to reduce the likelihood of condensation.

Insulation

Please see the Thermal Efficiency Section of this Report. This is a difficult one to comment on as modern standards certainly require insulation both in this case to stop heat gain in the summer and heat loss during the winter. However to actually put them on would require a considerable amount of work removing the internal lining and adding a solid insulation board (which you have to also ensure is insulated too). In this case due to the mass of insulation we were unable to see.

GUTTERS AND DOWNPIPES



The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes

From ground level the gutters and downpipes looked to be plastic and appeared in average condition. There are a few repairs.

The plastic used is the older style with is effected by sun light and loses its colour slight and does become brittle over the years.



Minor leaks can be seen on the gutter

ACTION REQUIRED: We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes. Please see our comments in the Executive Summary.

Soil and Vent Pipe

The soil and vent pipes are cast iron they are rusting quite badly and they are in need of repair.

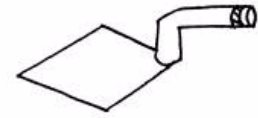
ACTION REQUIRED: Repair cast iron pipes. We would always recommend keeping them as long as possible as they last far longer than plastic.



Soil and vent pipes

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

WALLS



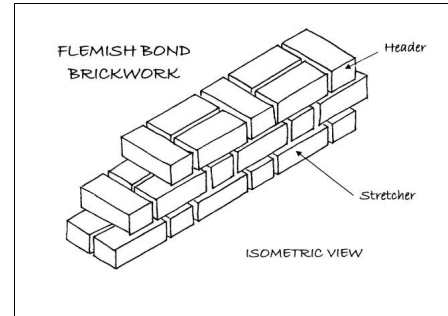
External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Brickwork / Render

The property is mainly built in brick, red brick to the front and a yellow brick to the rear with some rendering to the rear extension.

Brick

The property is built to the front in a soft red brick and to the rear in a harder yellow stock brick, originally in a lime mortar that is known as Flemish bond brickwork, which has been repointed more recently in a cement mortar.



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

The solid external walls may be liable to penetrating dampness internally, dependent upon their condition and their exposure to the weather. External faces should be kept in good condition.



Brickwork needs repointing

Before the 19th Century, the practice of building timbers into external walls

was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. In this case please note part of the brickwork needs repointing urgently please see our comments in the Executive Summary.

The wall generally needs ad hoc repointing in a suitable mortar.

It is essential that external faces be kept in good condition.

ACTION REQUIRED: Repoint.

Render

There is a relatively small area of render to the rear of the property which is finished in a smooth faced painted render. We have carried out a tap test to the render at low level (literally hitting the render with the back of a hammer) to try to establish if there are any hollow areas. We have found this is to be in average condition for this age of property.



Render

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

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

FOUNDATIONS



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

Foundations

Given that the property is brick built, we would expect to find a stepped brick foundation possibly with a bedding of lime mortar.

Note our comments with regard to your neighbours garden wall, garden walls are unlikely to have a foundation and there is movement in it which you do need to advise them of.



Movement in the neighbours' wall

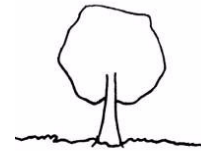
Building Insurance Policy

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

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

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

TREES



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

The house has trees nearby, we can see they have been cut back heavily in years gone by and some have been removed, there have been problems with trees in the area, which we believe are owned by the Local Authority. Most Local Authorities are aware of their responsibilities, but have many pressures on a limited budget.

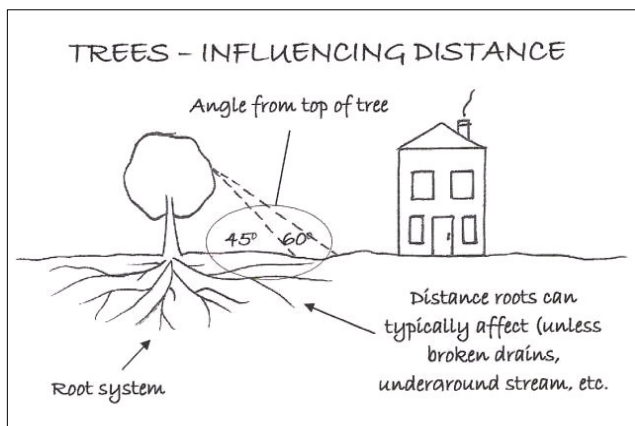
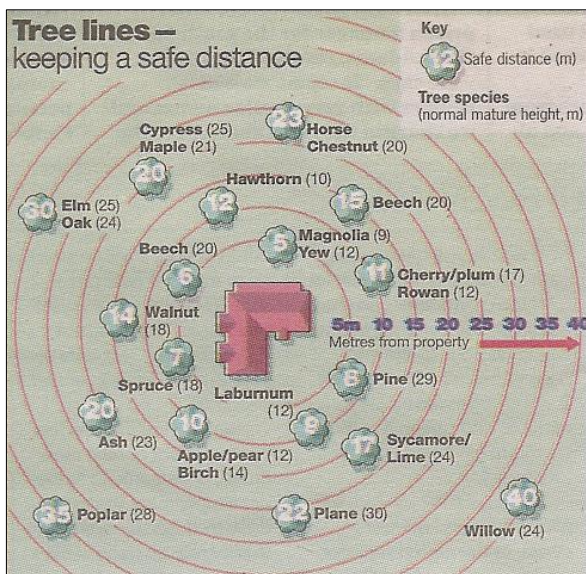


Tree to front of the property

ACTION REQUIRED: Contact Local Authority if trees not regularly maintained.



Close up of the tree



Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Please also refer to the External Areas Section.

DAMP PROOF COURSE



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

In this case we were unable to say if there was a damp proof course (DPC) or not due to a render plinth to the property to the front and render to the rear. We suspect that the reason this was commonly used was when a slate damp proof course was added.



Render plinth

Please see the Dampness Section of this report.

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

AIRBRICKS

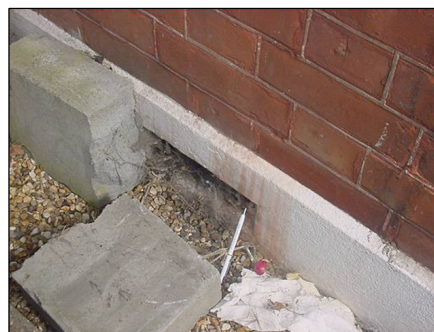


In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

Low Level airbricks

Air bricks are visible to this property. To help reduce decay a through vent is required under the floor; we recommend airbricks are checked to ensure you have a through.

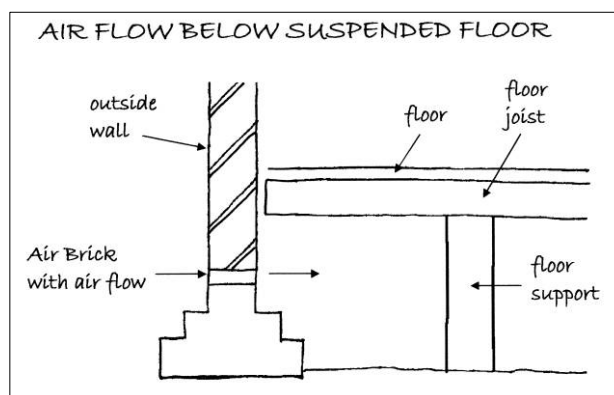
ACTION REQUIRED: Please see our comments in the Executive Summary



Airbrick to the front of the property

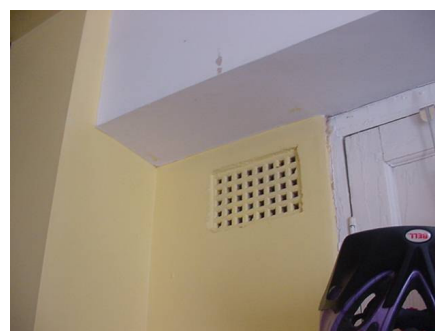
Suspended Timber Floor Construction Defined

A suspended timber floor usually consists of timbers spanning the ground floor, supported on piers (usually brickwork), vented via air bricks within the walls.



High Level airbricks

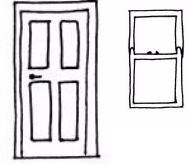
We noted there are high level airbricks which are a common thing to have in properties in years gone by which was to help reduce condensation.



Airbrick

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

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascia board is hidden by the guttering and typically in this age of property there is a painted timber soffit.



Fascia board hidden by guttering

Windows and Doors

The property has plastic, double glazed windows, which generally look to be of an average quality for the year made. We did not see any trickle vents indicating the windows are pre 1990s

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads



Double glazed window

to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case they are in average condition.

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years

Trickle Vents Defined

Small vents to the windows to allow air movement inside the property to stop a build up of fumes or humidity.

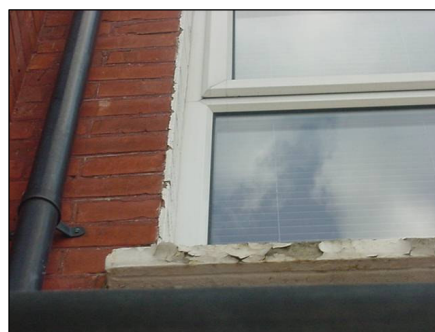
Finally, we have carried out a general and random inspection of the fascias and soffits and windows and doors. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the fascias and soffits and windows and doors. Please also see the Internal Joinery section.

EXTERNAL DECORATIONS



The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

There is very little external decoration with the windows being plastic, however the surround around the window is in need of redecorating and where there are timber windows these also need decorating.



Windowsill in need of repainting



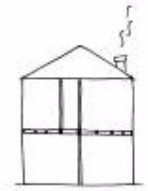
Timber surround in need of redecoration

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 Fascias and Soffits and Windows and Doors section.

INTERNAL

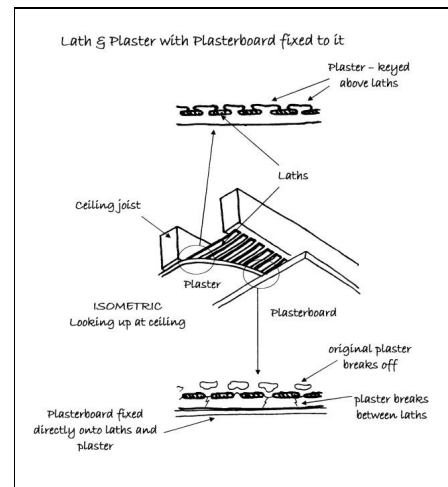
CEILINGS, WALLS, PARTITIONS AND FINISHES



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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are originally lath and plaster, but in the areas examined have been replaced with plasterboard. This type of work is normally carried out where the ceilings are in poor condition. In the newer areas we believe Gypsum plaster has been used.



Plasterboard Defined

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

Internal Walls and Partitions

We have carried out a tap test on the internal walls (this is not rocket science, it is literally tapping the walls and listening for the sound made) and found the majority to be solid when tapped, which, for this age of property, indicates that internal construction is likely to be brickwork. We much prefer this type of construction as it minimises noise transfer between rooms.

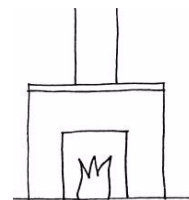
Perimeter Walls

The perimeter walls are likely to be the original lime plaster skim coated with a modern Gypsum plaster. We also noted that some areas of the property have a false wall or dry lining.

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.

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.

CHIMNEYBREASTS, FLUES AND FIREPLACES



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

Chimney Breast Removed

There is a chimney breast located on the right hand side and the chimney breast on the left hand side has been partially removed. It has been racked back rather than supported within the roof.

We have not gained access to next door to ascertain what support, if any, has been given to the remaining masonry of next doors chimney

ACTION REQUIRED: Building Regulations Approval should have been obtained and your legal advisor should confirm that works were completed in accordance with statutory requirements.

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

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimneystacks, Flues and Parapet Walls section of this Report.

FLOORS

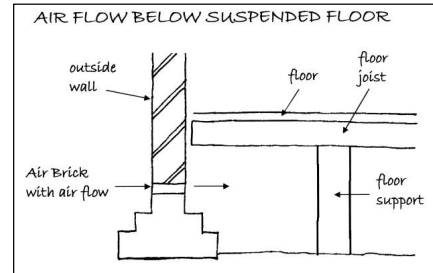


Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

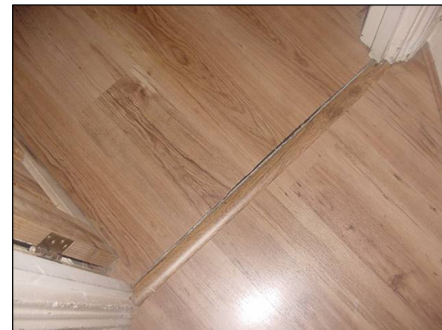
Main Floor

Suspended Timber Floor Construction Defined

A suspended timber floor usually consists of timbers spanning the ground floor, supported on piers (usually brickwork) and vented via air bricks within the walls.



We had a limited view of the main floor and in fact the only area we could see is under the stairs. Based on our knowledge of this age of construction, we believe that the ground floor construction is predominantly a suspended timber floor. This type of floor needs air circulation under it to reduce deterioration from wet rot and dry rot; please see our comments in these sections.



Laminate flooring limiting our view of the main floor.

The rear remainder of the floor is solid under foot and assumed to be concrete. Our inspection was limited to the main floor which has been covered with a laminated flooring which means we cannot inspect the floor structure. So it is impossible to comment further without opening up the floor.

First Floor

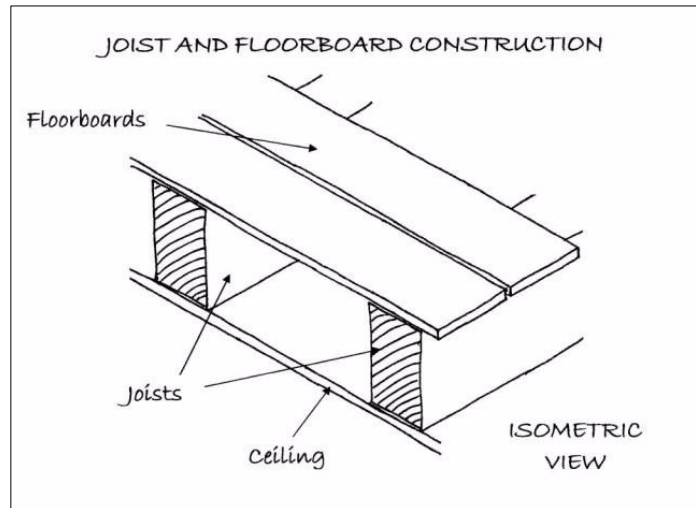
The first floor we believe to be a joist and floorboard construction in this age it was common to have the timbers embedded to gain support from them however they do tend to suffer from dampness.

Second Floor

We don't believe this is a floor at all and probably the original ceiling has been reused the floor would need opening up to check and confirm this. Please see our comments in the Executive Summary.

Joist and Floorboard Construction Defined

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



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

DAMPNESS

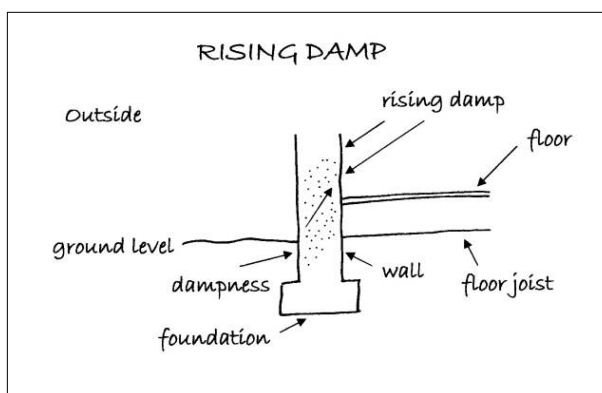


In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

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

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

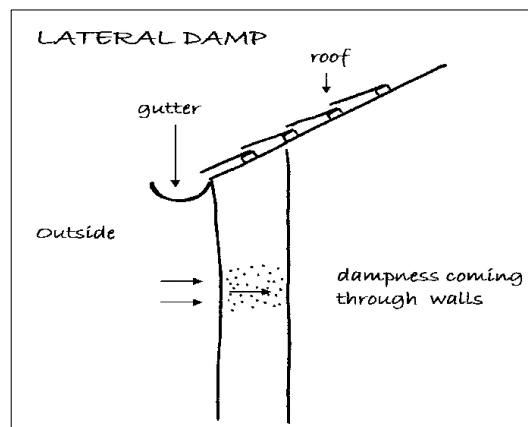


We carried out various tests with an electronic damp meter and found slightly high readings which we attribute to the lack of ventilation under the floor.

ACTION REQUIRED: Ensure that the floor is suitably ventilated, please see our comments within this report.

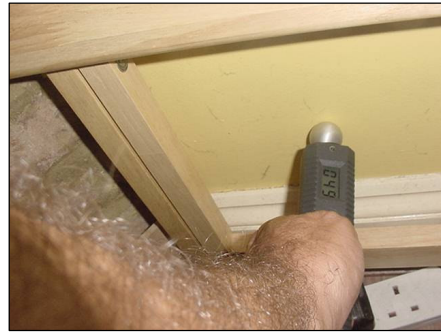
Lateral or Penetrating Dampness

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.



The readings we obtained indicated that there is no lateral dampness but as the property is poorly pointed this area may allow dampness in.

ACTION REQUIRED: Repoint



Dampness test

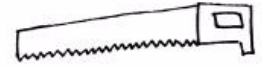
Condensation

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

At the time of the survey we could see no obvious signs of condensation, however, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

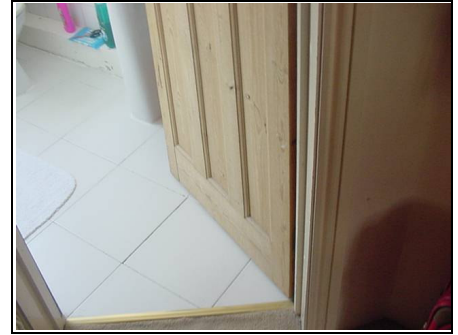
INTERNAL JOINERY



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

Doors

The property has solid timber panelled doors.



Timber internal door

Staircase

Please note our comments with regard to the staircase not being lined within the Executive Summary.

Kitchen

The kitchen is basic to average although we have not checked the units.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Fascias and Soffits and Windows and Doors Section.

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot. Please remember we have not opened up the floors.

Wet Rot

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

In the areas visually inspected no evidence was found of any significant wet rot. We would add that it is likely wet rot is under the floor due to the dampness found.

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

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, as you know our view of the roof has been limited. However what we did see was no obvious visual signs of significant woodworm activity or, indeed, signs of

past woodworm activity that has caused what we would term 'structurally significant' damage.

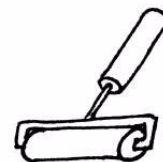
In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, and roof configuration, as it is restricted throughout the property by general fixtures and fittings.

ACTION REQUIRED: If you wish to be 100 percent certain get the property checked when it is empty of fixtures, fittings and furniture, etc. We would be more than happy to return and check it for you if you so wish.

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

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

INTERNAL DECORATIONS



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

The decoration is average to poor, with minor marks as you would expect in a property that's been lived in.

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

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

THERMAL EFFICIENCY



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

HIPs (Home Information Packs) Report

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are now required within 28 days of putting your property on the open market and in most cases you must have commissioned an EPC in England and Wales before you market your property.

Roof Insulation

What we can see of the roof insulation there is a lot of it except there isn't any at all to the actual pitch of the roof which is why you are getting heat gain when we carried out the survey. Please see our comments in the Executive Summary about insulation and Building Regulations.

Walls

The property has solid walls and therefore likely to have relatively poor insulation properties.

Windows

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

Services

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

Summary

Compared with what we typically see this is below average with regard to thermal efficiency.

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

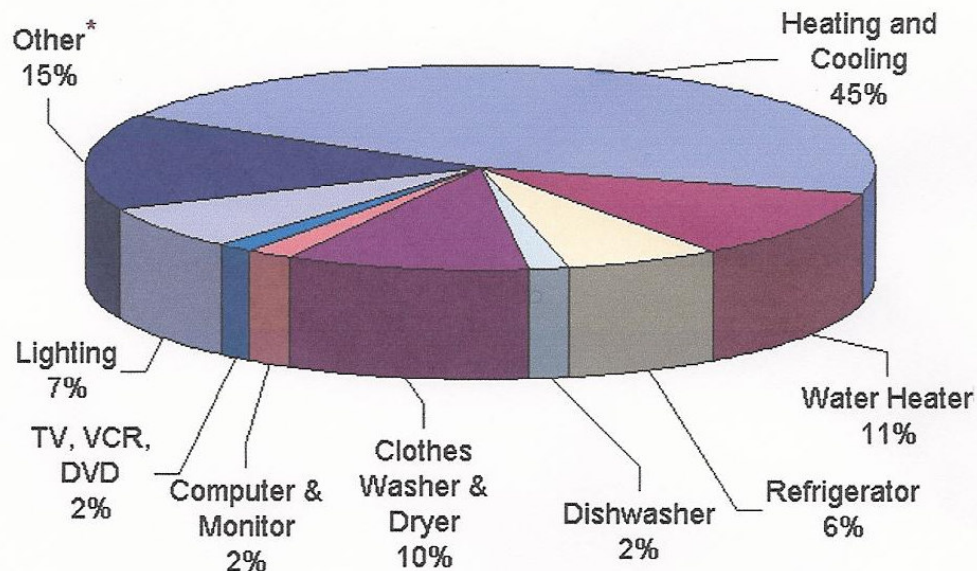
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

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

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

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.

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OTHER MATTERS



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

Security System

We noted an alarm box on the outside of the property but we did not note a security system within the property. Unfortunately the owner was not in to question further. It is a personal decision as to whether you feel one is necessary. We are not experts in this field. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire Systems and Smoke Alarms

Please see our comments in the Executive Summary with regard to installing a fire alarm system and fire safety measures.

Insurance

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

Asbestos

We have noted what we think is asbestos (it is almost impossible to be certain from the human eye) to the roof we would add that we are not trained asbestos surveyors. Given the age of the property you could have more, for example to the fascias and soffits. We are finding that generally buyers are unhappy to purchase property with any asbestos. See asbestos articles on the internet and www.1stAssociated.co.uk

ACTION REQUIRED: Remove asbestos.

You should, however, note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

SERVICES

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

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

ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your 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 under the lounge. We would date the fuse board as being from the 1970s and, whilst not the best now available, it is reasonable.

ACTION REQUIRED: NICEIC approved contractor to carry out an IEE (Institute of Electrical engineers) inspection test and all recommendations to be actioned. A new fuse board is recommended.

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.

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

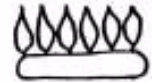


Earth Test

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

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

GAS



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

All gas appliances, pipework and flues should be the subject of an annual service by a Gas Safe registered heating engineer; works to any gas appliance by an unregistered person 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.

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 Pressure

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

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!).

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

Cold Water Cistern

We have not found a water tank. We can only assume that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.

Plumbing

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

Heating

The boiler was located in the kitchen. Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects, however we would 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 one in at the time of our inspection and we have not carried out the ten minute heating test.

We noted that there are a fair number of internal radiators. The radiators would normally be positioned under the window, which helps circulation of the warm air. These radiators may not warm the property to the heat that you desire.

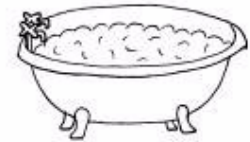
Internal radiators

Internal radiators are generally used by plumbers to reduce costs (less pipe work) and save time (less pipe work). Sometimes dampness (what's known as cold bridging) occurs; we have personally had this problem and ended up moving the radiators to the traditional location under the window.

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

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

BATHROOM



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

The bathroom suite, looks in average condition. There was some minor mould growing in some of the mastic we would suggest this is removed and replaced.

ACTION REQUIRED: Check, remove and replace mastic.

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

MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted.

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.

It is assumed that the drains are shared and discharge into a public sewer; Shared drains can have problems during heavy rain fall this should be confirmed by your Legal Advisor prior to exchange of contracts, who should also provide information in respect of any common or shared drains, including liability for the maintenance and upkeep of the same.

Unusually we have not found any manholes to this property.

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal however in this age of property it is likely to be a shared drain which

means that the rain water goes into the same drain. There can be problems due in peak periods of use such as the work rush and also during periods of heavy rainfall.

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

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

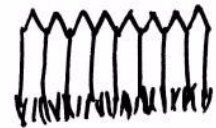
OUTSIDE AREAS

PARKING



Parking in the street on a first come first served basis.

EXTERNAL AREAS



Front Garden

The property has a small front garden.

Rear Garden

A reasonable size rear garden taken up mainly by a trampoline! There is also a right of way access to the rear.



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.

Neighbours

Right Hand Neighbours

We knocked on the right hand neighbours door and it was not answered.

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POINTS FOR YOUR LEGAL ADVISOR

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

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

mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.

- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

It was a warm sunny day at the time of the inspection.

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

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

References BBC News www.bbc.co.uk

This may have adverse effects on lots of buildings in years to come.

NOT LOCAL

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

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to not having the benefit of speaking to you or meeting you at the property which we always find very useful. We also did not have the benefit of opening up the floors. Kindly read the report and get back to us as soon as possible which would be much appreciated.

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.

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

Motleyfool.co.uk

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

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

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

www.globrix.com

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